



Offers Over £700,000

LONGDALE LANE | RAVENSHEAD | NOTTINGHAM | NG15 9AG


BuckleyBrown
ESTATE AGENTS

A CHARACTERFUL FAMILY HOME!...Standing beautifully in the sought-after area of Ravenshead, this detached residence exudes character and charm. The property stands proudly on an enviable plot, offering proximity to well-regarded schools and convenient transport links to Nottingham city centre and surrounding areas. We are certain you'll love this home as much as we do!

Upon entering, you will be welcomed by an inviting entrance hallway adorned with parquet style flooring, adding a touch of traditional charm. The ground floor layout includes a spacious living room featuring a multi-fuel burner, perfect for those cold winter evenings. Adjacent to the living room is a conservatory, providing an ideal spot to relax while enjoying views of the private garden. The kitchen is equipped with French oak wall and base units, offering ample storage and workspace. Together with an integrated fridge freezer, under counter fridge and dishwasher. Not to mention a Rangemaster Elan cooker. The handy utility area offers venting for a tumble dryer, storage cupboards and plumbing for a washing machine. Completing this floor is a separate dining space, a spacious cloak room, and a versatile office, which presents a great space for remote working or studying.

The property boasts four double bedrooms, ensuring plenty of space for family and guests. The master bedroom includes an en-suite bathroom for added convenience, while the remaining bedrooms share a well-appointed family bathroom and an additional WC.

Outdoor space is a highlight of this residence, with a spacious, private garden that features a maintained lawn, two patio seating areas, and surrounding trees that offer extra privacy. The sweeping in and out driveway provides off-street parking and two garages, one of which is integral, offering extra secure parking, power and lighting.





Porch
With tiled flooring, window to the side elevation, and access to;

Entrance Hallway
With parquet flooring in solid oak blocks, central heating radiator, carpeted staircase leading to the first floor, with access to;

Living Room 11'10" x 16'11"
With parquet flooring, central heating radiator, multi-fuel burner, central heating radiator and window to the front elevation. With French doors leading into the conservatory.

Conservatory 11'10" x 12'9"
With tiled flooring, central heating radiator, surrounding windows and French doors leading outside.

Kitchen 11'10" x 19'10"
Fitted with French Oak shaker style wall and base units, work surface, inset sink with mixer tap above, tiled walls, extractor fan, Rangemaster oven, integrated fridge freezer, integrated dishwasher, under counter fridge, down lights, central heating radiator, window to both side elevations. Along with French doors providing access to the rear garden.



Dining Room 11'10" x 12'3"
With parquet flooring, central heating radiator, coving and window to the front elevation.

Utility 7'2" x 9'4"
With storage cabinets, plumbing for a washing machine and door leading outside. With access to the integral garage.

Office 7'0" x 9'4"
With carpet to flooring and window.

Cloak Room
Housing the gas boiler and providing additional storage space for you to utilise.

WC
Fitted with a low flush WC, wash hand basin and an opaque window.

Landing
With carpet to flooring, window to the front elevation, storage cupboard and access to;

Bedroom One 11'7" x 16'11"
With carpet to flooring, central heating radiator, fitted wardrobe and an en-suite. There is a window to the front and rear elevation.

En-Suite 5'4" x 6'10"
Fitted with a wash hand basin, enclosed shower, low flush WC, full



height tiling and an opaque window to the rear elevation.

Bedroom Two 12'5" x 14'6"
With central heating radiator and window to the front elevation.

Bedroom Three 12'5" x 14'6"
With carpet to flooring, central heating radiator and window to the rear elevation.

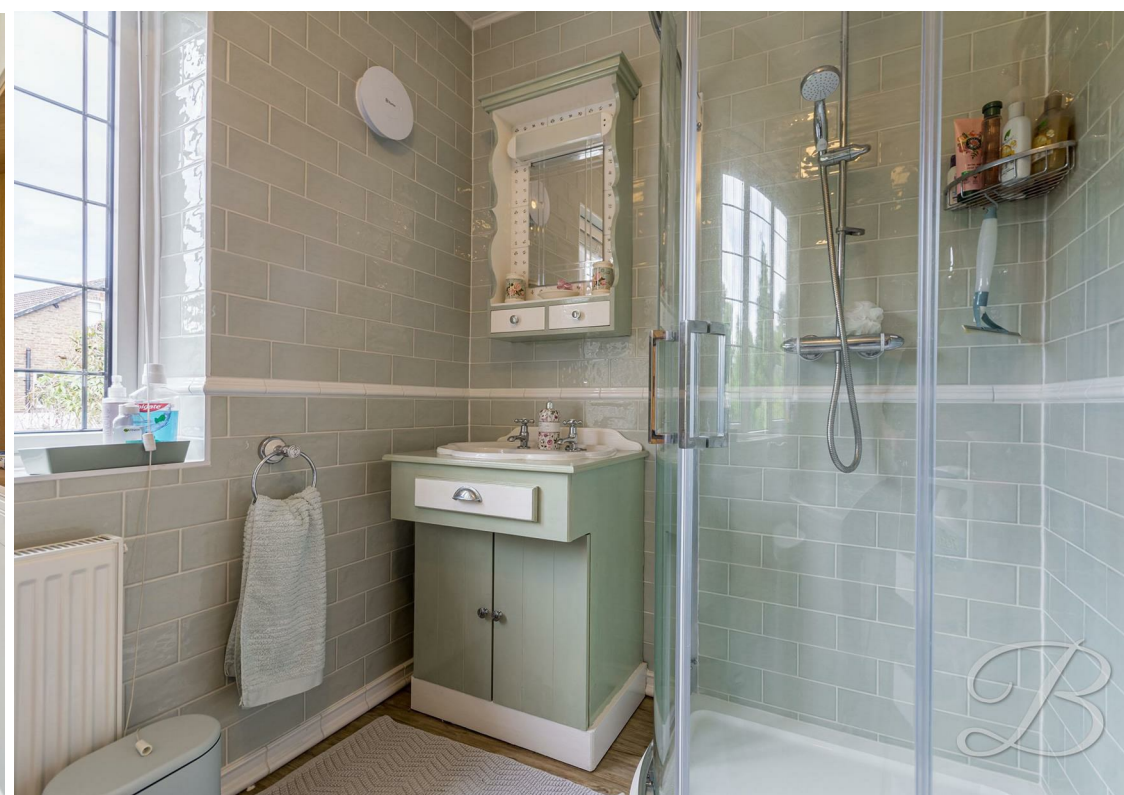
Bedroom Four 10'9" x 12'5"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bathroom 5'8" x 8'11"
Complete with a panelled bath, wash hand basin, enclosed shower and an opaque window to the rear elevation.

WC
Fitted with a low flush WC.

Outside
With an in and out driveway providing off-street parking and garages with power, lighting and electric doors. There is a spacious, enclosed garden with a maintained lawn, two patio seating areas, one situated outside the conservatory

and one to the top the garden. With surrounding trees creating extra privacy. As well as a useful shed, greenhouse and coal/wood stores.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	79
England & Wales		EU Directive 2002/91/EC	

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