



Offers Over £700,000 Freehold

208 LONGDALE LANE | RAVENSHEAD | NOTTINGHAM | NG15 9AH

**BuckleyBrown**  
ESTATE AGENTS



## MOVE ON IN!

We welcome you to this beautiful four-bedroom detached bungalow, located in the heart of Ravenshead, nearby a range of local amenities. This property offers a fantastic family home, combining spacious living areas, modern comforts, and a beautiful outdoor space. The property is tastefully decorated throughout in neutral tones, providing a blank canvas for you to make it your own.

Upon entering, you're welcomed by a spacious and inviting living room, featuring a fireplace that serves as the heart of the room. This feature adds warmth and character, creating a cosy ambiance, making it a perfect place to unwind or entertain guests. The well-equipped kitchen is a dream for anyone who enjoys cooking. It includes ample worktop space, and an abundance of cabinetry for all your storage needs. Whether you're preparing family meals or hosting dinner parties, the kitchen offers both functionality and style. You will also find the dining room, which provides the perfect space to enjoy those family meals. The home boasts four generously sized bedrooms, each designed with comfort and practicality in mind. All offering ample space to add your own homely furnishings. The family bathroom is modern and spacious, featuring a three-piece suite, including a bathtub. Additionally, the separate Wet room, also with a three-piece suite, provides added convenience.

Step outside, and you'll find even more to love. The exterior features a large, private driveway that provides ample parking space for multiple vehicles, leading up to a garage that offers additional storage. The front and rear gardens are meticulously maintained, with a well-manicured lawn that wraps around the property, creating a sense of space and openness. The mature trees and lush shrubbery surrounding the home offer both privacy and a touch of nature, enhancing the peaceful, secluded feel of the property. The rear garden is an absolute highlight, featuring a charming patio area perfect for outdoor dining.





**Porch**  
With windows to the front elevation and a door providing access into;

**Living Room 14'5" x 27'4"**  
Complete with laminate flooring, feature fireplace and windows to the front and side elevation.

**Dining Room 14'0" x 14'9"**  
Complete with laminate flooring and surrounding doors providing access into the other rooms of the property.

**Hall**  
Accessible from the front elevation , with windows to the front elevation and surrounding doors providing access into;

**Kitchen 12'2" x 12'2"**  
Complete with a range of matching

cabinetry and ample worktop space. It features an inset sink and drainer, integrated oven and an electric hob with hood over. With laminate flooring, tiled walls and a window and door to the rear elevation.

**Bedroom One 10'4" x 12'4"**  
Complete with laminate flooring, central heating radiator and a window to the side/rear elevation.

**Bedroom Two 10'7" x 11'11"**  
Complete with laminate flooring, central heating radiator and a window to the side elevation.

**Bedrooms Three 8'5" x 12'2"**  
Complete with laminate flooring, central heating radiator and a window to the rear elevation.



**Bedroom Four 9'5" x 10'1"**  
Complete with laminate flooring, central heating radiator and a window to the rear elevation.

**Bathroom 7'1" x 8'4"**  
Complete with a three piece suite including a bath, low flush WC and hand wash basin.

**Wet Room 4'5" x 7'0"**  
Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

**Outside**  
The exterior boasts a large driveway and garage, with a well-maintained lawn that wraps around to the rear of the property. Surrounded by mature trees and lush shrubbery, the outdoor space offers plenty

of greenery and privacy. At the back, you'll find a charming patio area ideal for seating, as well as a peaceful pond that enhances the tranquil atmosphere. With a handy shed at the back of the property.

**Garage 16'4" x 18'2"**  
Accessible from inside the property and the front elevation. The garage provides further off-road parking or extra storage. Double garage with electric shutter.

**Additional Information.**  
The Property had a full renovation in 2022.

Sits in a generous plot which is about 1 Acre.





Ground Floor:  
183Sq.MT/1969.8Sq.FT  
Approx.



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>39</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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