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DavidJames
the estate agent

Green Lane, Easthorpe, Nottingham, NG13 0DW

Guide Price £600,000

About This Property

We are delighted to this stunning detached family home, constructed in 2021 and immaculately-presented throughout. This residence is located within a private gated development of only 6 houses, offering peace-of-mind amidst beautiful surroundings. Its prime location is just a short walk from the heart of Bottesford, where a variety of shops, pubs, schools and the train station are easily accessible.

You'll be greeted by a welcoming entrance hall that leads to a bright and spacious lounge. The heart of this home is the superb open-plan family dining kitchen area. This space is illuminated by two sets of bi-fold doors and Velux-style windows, creating a seamless integration with the outdoors. The kitchen is equipped with a feature island and integrates an induction hob with extractor, oven, microwave, dishwasher and a boiling water tap. The separate utility room adds convenience with its wine cooler and space for laundry essentials.

The ground level also hosts a versatile bedroom, which can serve as a home office or additional sitting area. This, along with a modern shower room, offers the possibility for self-contained living on the ground floor. Comfort is ensured with underfloor heating across the ground floor, controlled by a multi-zone thermostat.

The first floor unfolds to three bedrooms, with the main bedroom boasting wardrobes and an en-suite shower room. The family bathroom features a four-piece suite, including a separate shower cubicle, catering to all family needs.

This home is not only visually appealing but also prioritizes security and efficiency, featuring a burglar alarm system, CCTV, an air-source heat pump and solar panels.

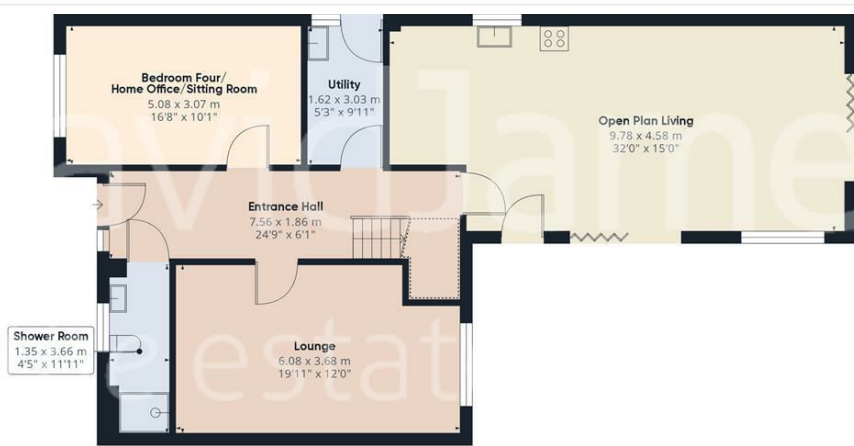
The rear garden is a spectacular outdoor retreat, mainly lawned with various patio seating areas for relaxation and the added convenience of external lighting, power, water and a timber shed. The driveway at the front offers ample off-street parking, completing this exquisite property's appeal.



- Stunning detached family home built in 2021
- Tucked away in a private gated development of only 6 houses in a beautiful setting
- A short walk from Bottesfords amenities, schools and train station
- Bright and spacious lounge
- Stunning open plan family dining kitchen with a separate utility room
- Four bedrooms (three first floor, one ground floor)
- Ground floor shower room, first floor family bathroom and main bedroom en-suite
- Air-source heat pump and solar panels
- Fantastic lawned rear garden with a variety of patio seating areas
- Driveway providing off-street parking for multiple vehicles







Floor 0



Floor 1



Approximate total area⁽¹⁾
161.54 m²
1738.85 ft²

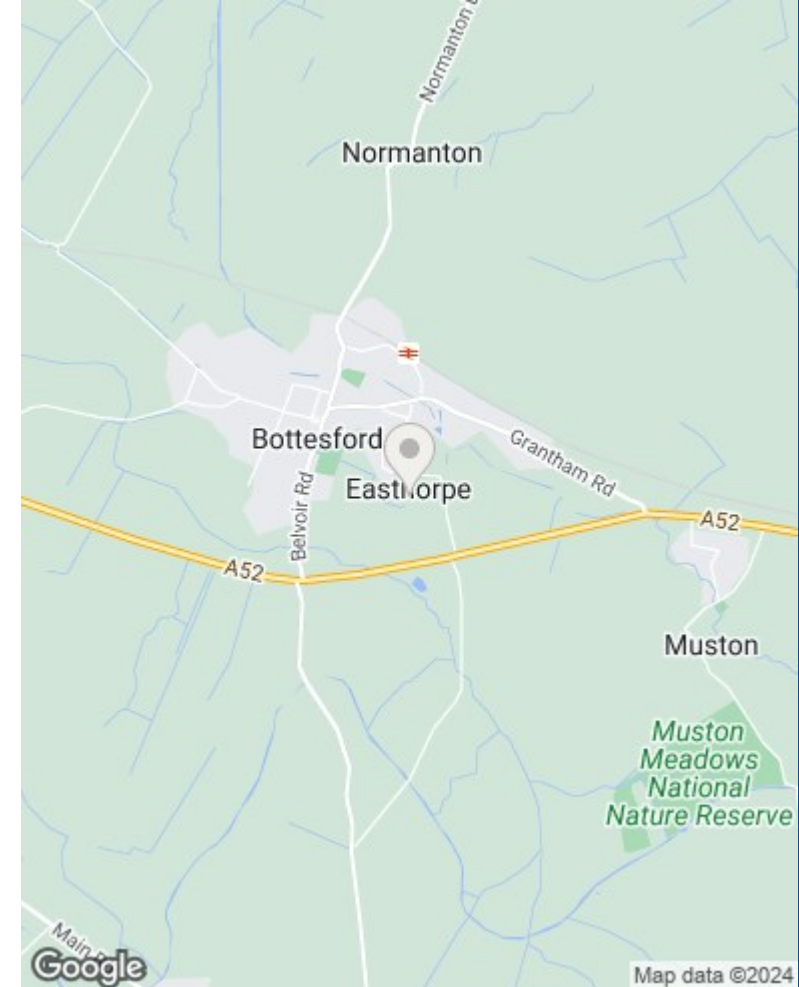
Reduced headroom
3.61 m²
38.87 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: F
Melton Borough Council
Freehold

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