



 4

 2

 3

 B

**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<sup>(1)</sup>  
161.54 m<sup>2</sup>  
1738.85 ft<sup>2</sup>

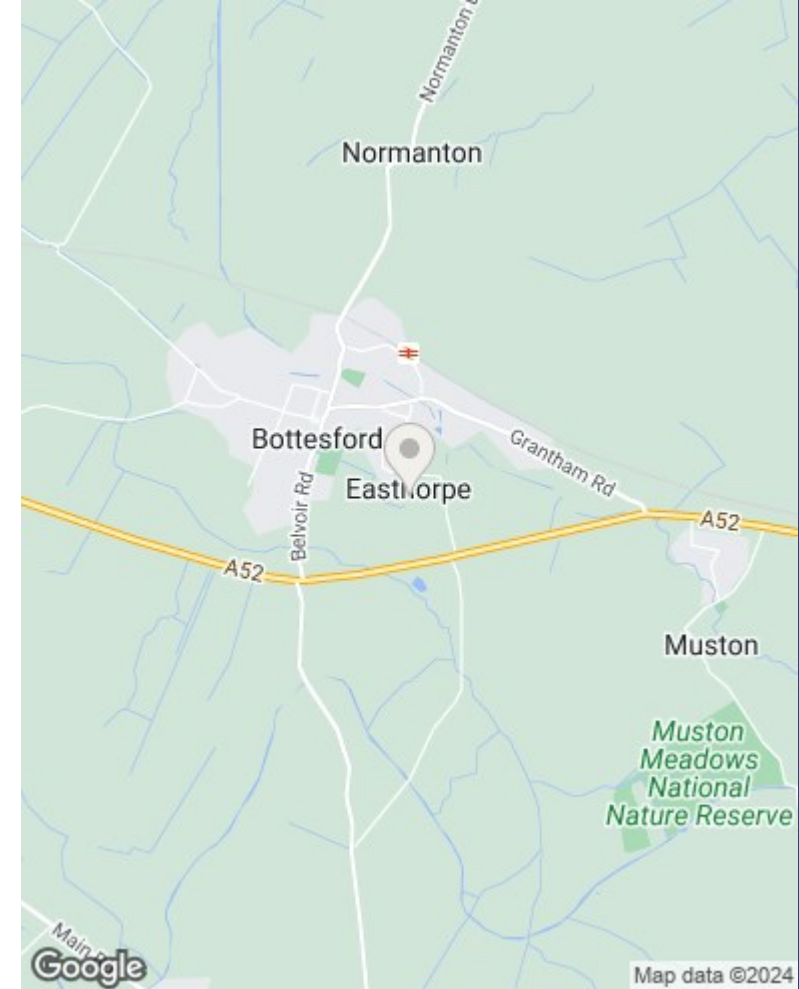
Reduced headroom  
3.61 m<sup>2</sup>  
38.87 ft<sup>2</sup>

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: F**  
**Melton Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

