

HoldenCopley

PREPARE TO BE MOVED

Maws Lane, Kimberley, Nottinghamshire NG16 2JG

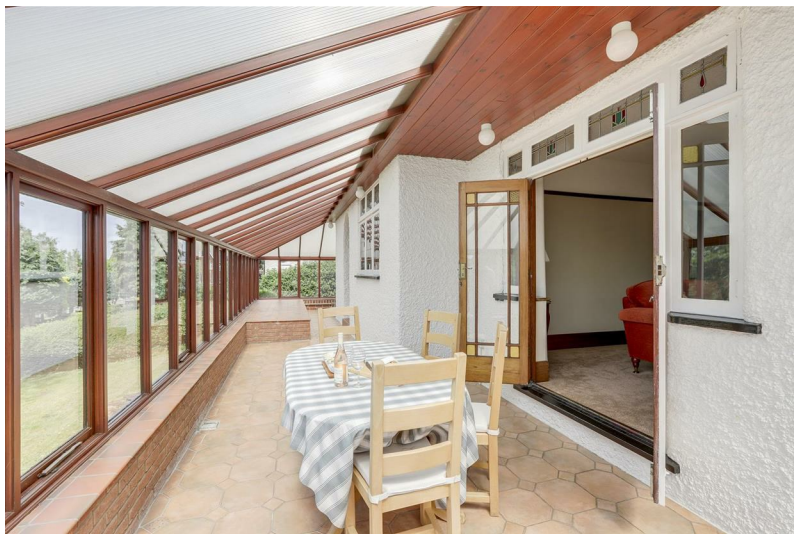
Offers In Excess Of £450,000

Maws Lane, Kimberley, Nottinghamshire NG16 2JG



A UNIQUE DETACHED FAMILY HOME ON A GENEROUS PLOT...

Offered to the market for the first time outside the family since it was built in the 1930s, this exceptional detached home is a rare find. Constructed for the owner's grandfather, and lovingly maintained by just two generations, it blends timeless character with practical space across an expansive and versatile layout. Set on a generous plot in a popular location—close to great schools, local shops, and convenient transport links. Inside, the home boasts a wealth of original features including rich wood panelling, ornate coving, and ceiling roses, which add warmth and grandeur throughout. The welcoming entrance hall sets the tone, leading to a fitted kitchen-diner and a handy utility cupboard. Three generously sized reception rooms offer flexibility, with the main living area showcasing built-in window seats and a traditional fireplace nestled within a stunning inglenook surround. A bright, wrap-around conservatory stretches the full width of the rear, providing a tranquil space to relax and enjoy views of the garden. Also on the ground floor is a comfortable double bedroom and a three-piece bathroom suite—ideal for guests or flexible multi-generational living. Upstairs, two spacious double bedrooms await. One benefits from a modern en-suite bathroom, while the other features a walk-in closet and useful eaves storage. The home also boasts a large basement with five cellar spaces offering fantastic storage or conversion potential, and a garden shed—all accessible from the rear garden. Externally, gated access leads to a block-paved driveway with parking for up to five vehicles, a detached garage, and a further detached double garage. To the rear, an expansive and private south-facing garden is a true sanctuary, complete with a paved patio area, brick-built summer house, and generous lawn. This is a home rich in history, character, and opportunity—ideal for families seeking space, charm, and a prime location.





- Detached Family Home
- Three Double Bedrooms
- Well Appointed Fitted Kitchen-Diner
- Three Reception Rooms & Large Conservatory
- Ground Floor Three Piece Bathroom Suite & En-Suite
- Ample Off-Road Parking & Two Detached Garages
- Expansive South-Facing Rear Garden
- Various Cellars
- Popular Location
- Must Be Viewed





BASEMENT

Cellar One
6’8" x 6’6" (2.05m x 1.99m)
Cellar one has lighting, a wall-mounted boiler and storage space.

Cellar Storage
4’8" x 3’0" (1.44m x 0.93m)

Cellar Two
11’7" x 10’3" (max) (3.54m x 3.13m (max))
Cellar two has lighting.

Cellar Three
20’7" x 9’6" (max) (6.29m x 2.91m (max))
Cellar three has wall-mounted light fixtures, a decorative surround and a radiator.

Cellar Four
6’2" x 5’4" (1.90m x 1.64m)

Cellar Five
16’2" x 15’7" (max) (4.94m x 4.75m (max))
Cellar Five has lighting.

Garden Shed
10’7" x 9’6" (max) (3.23m x 2.92m (max))
The garden shed has lighting.

GROUND FLOOR

Entrance Hall
16’4" x 5’11" (max) (4.99m x 1.81m (max))
The entrance hall has carpeted flooring, a radiator, wooden panelled walls, a built-in double door cupboard, coving and a single wooden door with a stained-glass insert and surround providing access into the accommodation.

Kitchen-Diner
17’6" x 11’7" (max) (5.35m x 3.55m (max))
The kitchen-diner has a range of fitted base and wall units with worktops, a built in wine rack, an integrated oven, an electric hob with an extractor hood, a dishwasher, a stainless steel sink and a half with a drainer and swan neck mixer tap, space for a fridge-freezer, a built-in cupboard, space for a dining table, tiled flooring, a radiator, a chrome heated towel rail, partially tiled walls and two single-glazed internal windows.

Utility Cupboard
3’2" x 2’11" (0.99m x 0.89m)
The utility cupboard has a fitted worktop, plumbing for a washing machine, partially tiled walls, electricity and lighting.

Lounge
15’1" x 11’7" (4.61m x 3.55m)
The lounge has a double-glazed bow window to the side elevation, carpeted flooring, a radiator, wall-mounted light fixtures, coving, a ceiling rose, open access into the dining room and sliding patio doors providing access out to the garden.

Dining Room
12’0" x 11’5" (3.66m x 3.48m)
The dining room has a double-glazed window to the side elevation, carpeted flooring, a radiator, coving and a ceiling rose.

Living Room
16’0" x 15’5" (max) (4.88m x 4.70m (max))
The living room has double-glazed windows with built-in window seats, a traditional fireplace set within an inglenook surround, wood panelling, carpeted flooring, two radiators, a picture rail and double French doors providing access into the conservatory.

Conservatory
44’11" x 12’11" (max) (13.71m x 3.96m (max))
The conservatory has double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and three single doors providing outside access.

Bedroom Three
11’5" x 11’5" (max) (3.48m x 3.48m (max))
The third bedroom has a double-glazed bow window to the front elevation, carpeted flooring, a radiator, a wall-mounted light fixture and a built-in wardrobe with over the head cupboards.

Bathroom
11’1" x 5’10" (max) (3.38m x 1.78m (max))
The bathroom has a low level flush W/C, a vanity style wash basin with recessed spotlights, a fitted panelled bath with a mains-fed shower, built-in cupboards, wooden flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and a double-glazed obscure window to the side elevation.

Stairwell
11’5" x 2’7" (3.49m x 0.80m)
The stairwell has a single-glazed obscure window to the side elevation and carpeted flooring and stairs.

FIRST FLOOR

Landing
12’5" x 2’9" (max) (3.79m x 0.84m (max))
The landing has carpeted flooring, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom
16’1" x 14’6" (max) (4.91m x 4.43m (max))
The main bedroom has a double-glazed windows to the rear elevation, carpeted flooring, a radiator, recessed spotlights and access into the en-suite and storage cupboard.

En-Suite
7’4" x 6’2" (2.24m x 1.90m)
The en-suite has a low level flush W/C, a vanity style wash basin, a corner fitted shower enclosure with an electric shower, wooden flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a velux window.

Master Bedroom Storage
5’11" x 3’9" (max) (1.82m x 1.15m (max))
This space has carpeted flooring, a radiator, lighting and access into the loft.

Bedroom Two
13’0" x 12’5" (max) (3.97m x 3.81m (max))
The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and access into the walk-in closet and eaves storage.

Walk-In-Closet
9’3" x 4’6" (2.84m x 1.38m)
The walk-in closet has carpeted flooring, a radiator and lighting.

Eaves Storage
26’0" x 5’0" (max) (7.94m x 1.54m (max))
The eaves storage is boarded and has a power point.

OUTSIDE

Front
To the front is a block paved driveway with gated access for up to five vehicles, a detached garage and a detached double garage.

Rear
To the rear is a private south-facing garden with a paved patio area, a brick-built summer house, a pond enclosed within stone walls, a lawn and mature shrubs and trees.

Single Garage
18’6" x 9’1" (5.64m x 2.78m)
The garage has a double-glazed window, a single door, power points, lighting and an up and over garage door.

Double Garage
25’1" x 17’11" (7.65m x 5.48m)
The garage has a double-glazed obscure window, lighting, power points and an up and over garage door.

Summer House
8’8" x 5’4" (2.65m x 1.63m)

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No
Access road made up and adopted? No - Private road shared by four properties

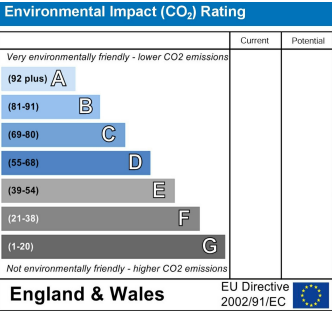
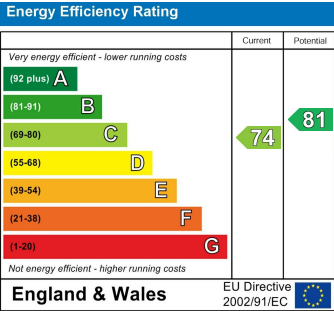
DISCLAIMER
Council Tax Band Rating - Broxtowe Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

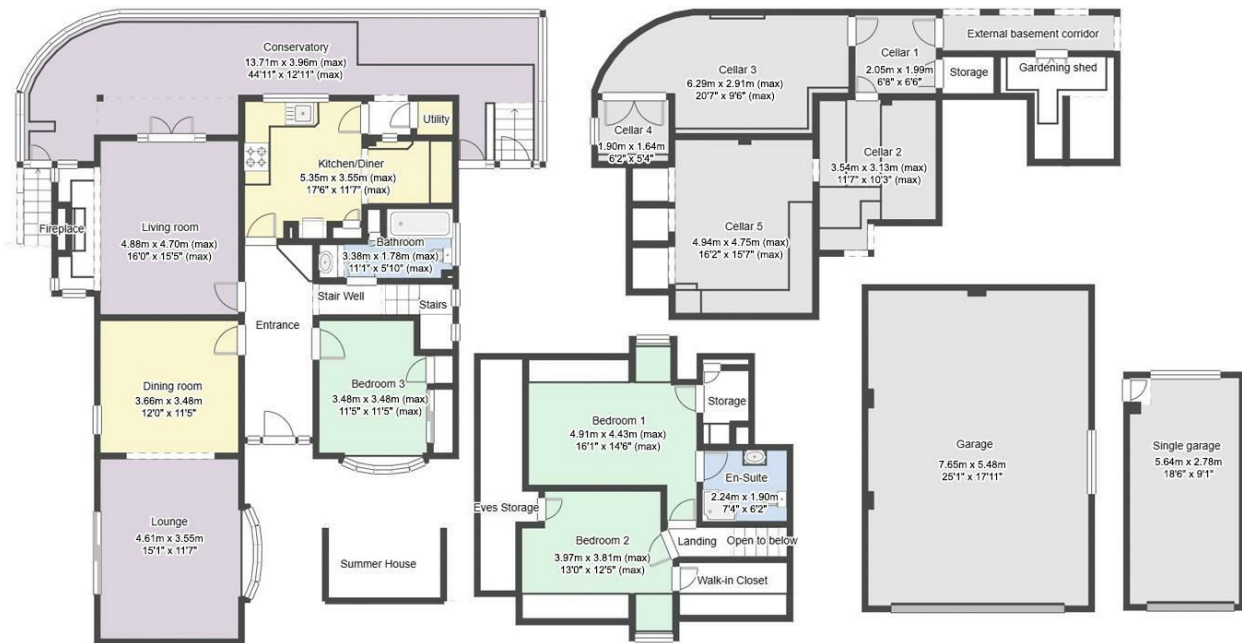
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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 companies. Details are available upon request.



Maws Lane, Kimberley, Nottinghamshire NG16 2JG

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.