

# JOHNSONS & PARTNERS

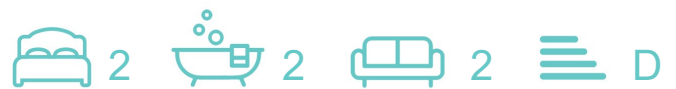
Estate and Letting Agency



## PHEASANT VIEW GONALSTON LANE, HOVERINGHAM

NOTTINGHAM, NG14 7JH

**GUIDE PRICE £575,000**





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Nestled in the charming village of Hoveringham, this delightful detached bungalow offers a tranquil countryside lifestyle that is sure to captivate. Boasting two spacious reception rooms, two cosy bedrooms, and a well-appointed bathroom, this property exudes comfort and warmth. The generously sized accommodation includes an inviting lounge, a separate dining room perfect for entertaining, a breakfast kitchen ideal for culinary adventures, and a convenient utility room.

The highlight of this bungalow is the luxurious en suite in the principal bedroom, providing a touch of elegance to everyday living. Additionally, a family bathroom ensures practicality for residents and guests alike. Situated in a sought-after village location, residents will enjoy the convenience of a village pub and a cricket pitch just a stone's throw away. Surrounded by picturesque countryside, this property offers a peaceful retreat from the hustle and bustle of city life.

As you arrive, you are greeted by a gated driveway capable of accommodating multiple vehicles, leading to a double garage with an electrically operated door for added convenience. The rear garden presents a serene setting, overlooking the open countryside, perfect for relaxing or hosting outdoor gatherings. For those seeking a harmonious blend of comfort, convenience, and natural beauty, this detached bungalow is a true gem. Don't miss the opportunity to experience the charm of this property first-hand - schedule an internal viewing today. Contact us now to make this idyllic retreat your new home.

### Open Entrance Porch

Main Reception Hallway  
13'2 x 7'3 (4.01m x 2.21m)

Lounge  
20'3 x 17'1 (6.17m x 5.21m)

Dining Room  
13'3 x 11'5 (4.04m x 3.48m)

Kitchen  
13'2 x 11'10 (4.01m x 3.61m)

Utility Room  
13'11 x 7'2 (4.24m x 2.18m)

Rear Porch  
5'9 x 5'6 (1.75m x 1.68m)

Bedroom One  
16'6 x 10'1 (5.03m x 3.07m)

En Suite  
6'3 x 5'4 (1.91m x 1.63m)

Bedroom Two  
12'3 x 11'4 (3.73m x 3.45m)

Bathroom  
7'1 x 6'1 (2.16m x 1.85m)

Garage  
17'7 x 13'3 (5.36m x 4.04m)

### Outside

Multiple Vehicle Gated Driveway

Good Sized Gardens

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners 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: Johnsons and Partners, their clients and employees 1: 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 Johnsons and Partners 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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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.



## Road Map



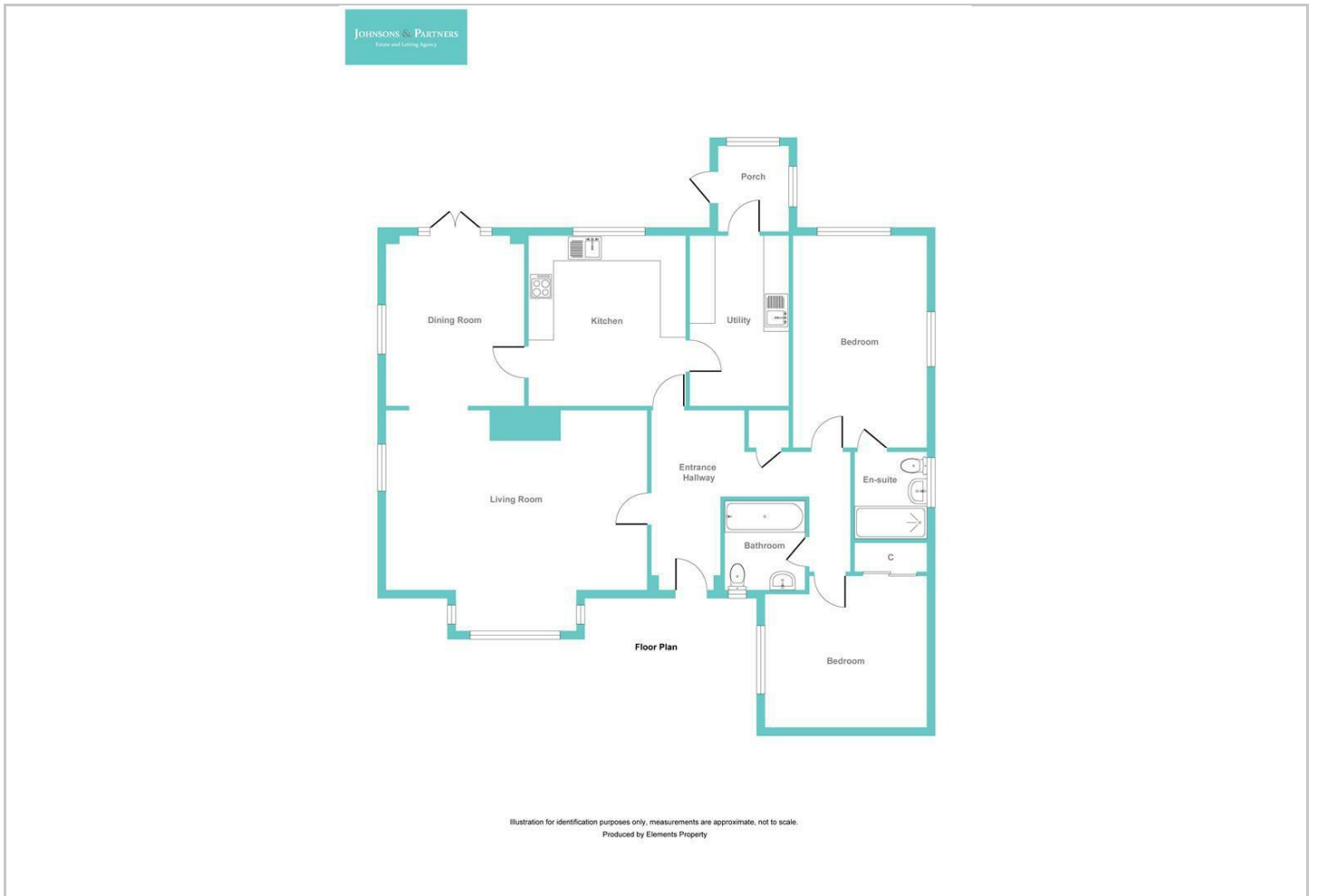
## Hybrid Map



## Terrain Map



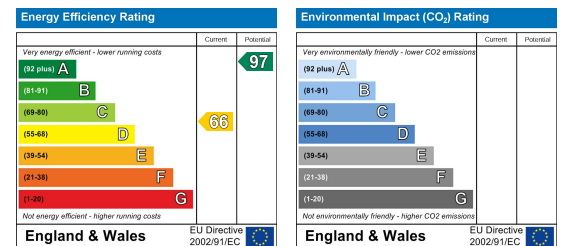
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.