

# HoldenCopley

PREPARE TO BE MOVED

Carpenters Close, Cropwell Butler, Nottinghamshire NG12 3AT

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**Guide Price £425,000 - £475,000**

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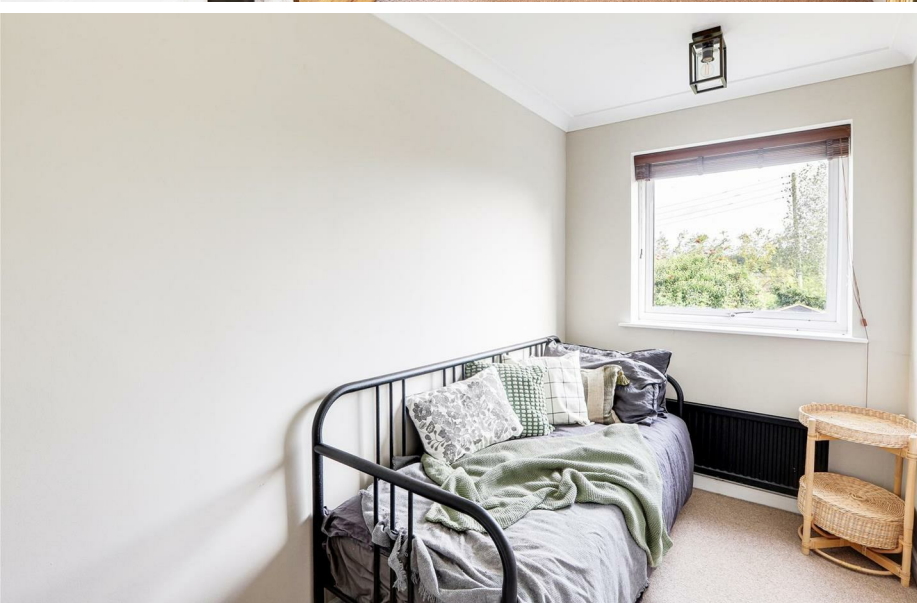
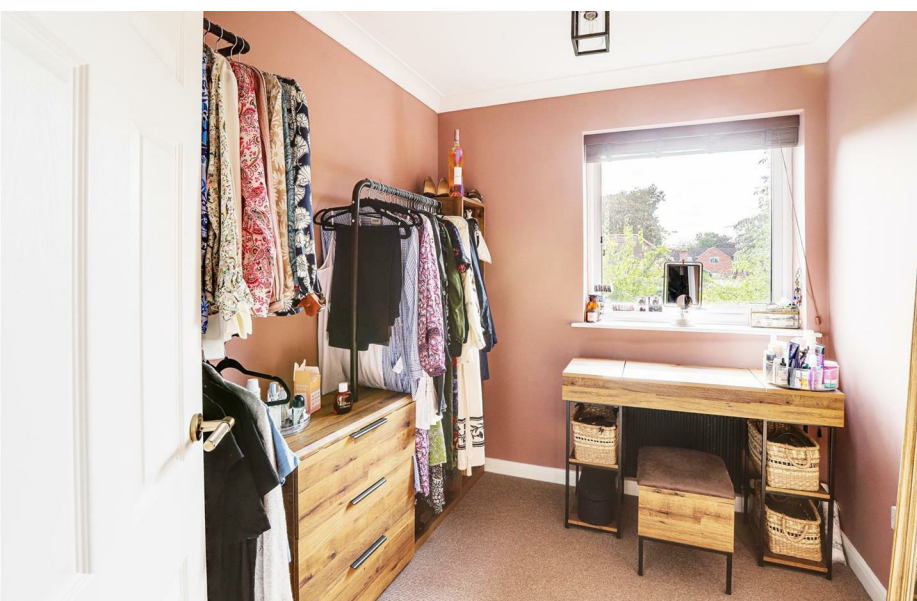
GUIDE PRICE: £425,000-£450,000

RENOVATED HOUSE IN RURAL LOCATION...

Nestled in the picturesque village of Cropwell Butler, this beautifully renovated four-bedroom detached house offers an idyllic family home, ready to move into. With new carpets, fresh décor, a modern kitchen, and stylish bathrooms—including a downstairs W/C—the property exudes contemporary comfort throughout. Situated in a highly desirable conservation village, this home enjoys a rural atmosphere with stunning countryside and Belvoir Castle views, while offering excellent commuting access via the nearby A46. The ground floor features a porch with charming stained-glass windows, leading into a hallway that opens to a spacious living room perfect for relaxation. The heart of the home is the modern fitted kitchen diner, complete with a range of appliances. Upstairs, there are four good-sized bedrooms with ample storage solutions and a sleek three-piece bathroom. The property's outdoor space is equally impressive, with a large garden that boasts multiple seating areas, including a decked space with a wooden gazebo—perfect for al fresco dining. A driveway provides ample off-road parking and leads to a double garage with a built-in wine cellar for added convenience. Located near the neighbouring village of Cropwell Bishop, which offers a primary school and a range of amenities, this home combines rural charm with easy access to major cities like Nottingham and Leicester, as well as the M1, A1, and Grantham's high-speed rail services to London, making it ideal for family buyers seeking both tranquillity and convenience.

MUST BE VIEWED





- Recently Renovated Detached House
- Four Bedrooms
- Spacious Living Room
- New Contemporary Fitted Kitchen Diner
- Newly Fitted Bathroom & W/C
- New Carpeted Flooring
- Large Driveway & Double Garage With Built-In Wine Cellar
- Substantial Garden With Wooden Gazebo
- Quiet Rural Location
- Must Be Viewed





## GROUND FLOOR

### Porch

2'11" x 10'2" (0.90 x 3.12m)

The porch has terracotta tiled flooring, partially vaulted wood-panelled ceiling, two stained-glass windows to the side elevation, and a single door providing access into the accommodation.

### W/C

2'9" x 6'2" (0.85m x 1.88m)

This space has a low level flush W/C, an in-built toilet roll holder, a wall-mounted wash basin, floor-to-ceiling tiles, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

### Hall

14'3" x 6'2" (4.34m x 1.88m)

The hall has carpeted flooring, a radiator, coving to the ceiling, carpeted stairs with decorative wooden spindles, and an in-built under stair cupboard.

### Kitchen/Diner

17'7" x 11'2" (5.36m x 3.40m)

The kitchen has a range of fitted shaker-style base and wall units, a Belfast sink with a Quooker tap and draining grooves, an integrated dishwasher and fridge freezer, a freestanding rangemaster oven with a gas hob, extractor fan and stainless steel splashback, space and plumbing for a washing machine, space for a dining table, a radiator, a UPVC double-glazed window to the front elevation, and double French doors opening out to the side garden.

### Living Room

11'10" x 18'0" (3.61m x 5.49m)

The living room has a UPVC double-glazed bow window to the rear elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, two radiators, coving to the ceiling, a TV point, a recessed chimney breast alcove with a feature electric fireplace, brick back, quarry tiled hearth and a wooden mantelpiece.

## FIRST FLOOR

### Landing

9'0" x 7'5" (2.74m x 2.26m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

11'6" x 11'11" max (3.51m x 3.63m max)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and fitted wardrobes with overhead storage cupboards.

### Bedroom Two

12'0" x 9'10" (3.66m x 3.00m)

The second bedroom has a UPVC double-glazed window to the front elevation, a radiator, coving to the ceiling, and a fitted desk with storage cupboards.

### Bedroom Three

7'5" x 8'7" (2.26m x 2.62m)

The third bedroom has a UPVC double-glazed window to the side elevation, fitted clothing rails, carpeted flooring, and coving to the ceiling.

### Bedroom Four

6'2" x 8'7" (1.88m x 2.62m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

### Bathroom

5'6" x 9'8" max (1.68m x 2.95m max)

The bathroom has a low level flush W/C, a wash basin, a panelled bath with an overhead rainfall shower, a handheld shower head, a shower screen, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, courtesy lighting, various shrubs, and access into the double garage.

### Double Garage

18'2" x 16'11" (5.55m x 5.18m)

The double garage has access to a built-in wine cellar and two sets of double doors opening out onto the driveway.

### Rear

To the rear of the property is a private enclosed garden with a patio area, raised planters, a lawn, a pebbled pathway with a palisade border, a range of trees, plants and shrubs, a decked seating area, a wooden gazebo, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Limited 4G coverage available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Mains

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Garage doors need replacing like for like as per covenants

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe 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:

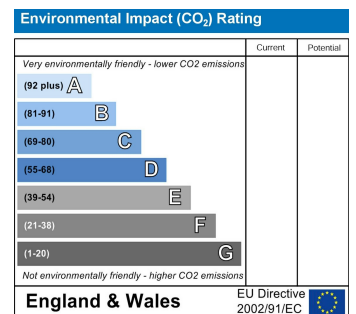
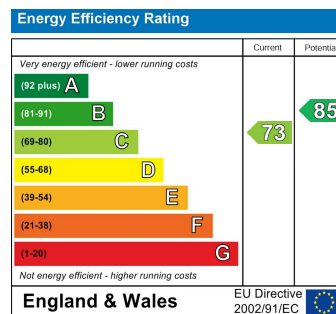
Property Tenure is Freehold

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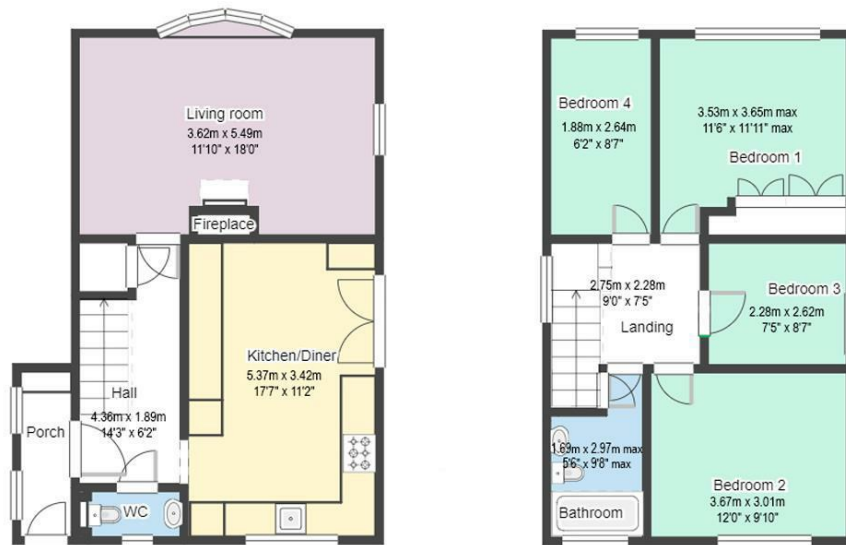
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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.

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