



# RE/MAX

## PROPERTY HUB



### **3 White Lion Yard Main Street, Blidworth, NG21 0QD**

### **Offers in excess of £360,000**

A home that flows with space to grow!

Beautiful individually designed large family home, just a five minute walk from all local amenities, or a two minute walk to the open countryside. Perfect for those seeking the convenience of a central location, yet within throwing distance of all that the great outdoors has to offer. Also a very short walk to a local award winning bar and restaurant.

Fabulous for a growing family that wants to play together, or for a more established one with serious "me time" requirements.

Most rooms have a double aspect, with the kitchen/dining area having a triple aspect so the house feels light and airy, no matter where you are. Fully centrally heated and double glazed throughout, so you can add warm to light and airy.

Due to the unique and rather special nature of this home, which is very competitively priced for quick sale, offered with no upward chain, and the sheer versatility and size, we are expecting huge interest. Early registration is very much recommended.

## Downstairs

Downstairs there is an impressive and spacious hallway, with free flowing access around a central stairway to the whole ground floor. The kitchen is a fabulous size, modern sleek and shiny, with a near full width archway to the dining area. The diner is comfortably large enough to seat ten if you have a big enough table, or if entertaining isn't necessarily your thing, then a wonderful space to watch the little ones play in.

As for the double aspect lounge, (accessed via full length glass double doors, so all that light flows throughout the property), set up your telly and big comfy sofa, then relax and ponder what you might do with the extra space. Play area? Pool table? Grand Piano?

Also downstairs there is an additional room that is perfect for a home office for any remote workers, or an extra snug if you wish. Storage wise there are three good sized cupboards, and the utility room is large enough for plenty of additional storage with a good range of units matching those in the kitchen.

## Upstairs

Upstairs, similar to the downstairs hallway, everything flows from an airy central landing. The master bedroom is huge, with a double aspect and a shiny en-suite with oversized shower. Bedroom 2 is a great size with another double aspect, high ceiling, and a lovely space for a desk or tech hub.

Bedroom 3 is a really comfortable double with en-suite (again shiny). Bedroom 4 is another really comfortable double. This one has a great little nook to hide away in. The family bathroom is gorgeous, with a natural light tunnel, oversized shower and a huge, deep, freestanding bath that's perfect for melting into after a hard days work. There's also a fifth room that would make a lovely office again, away from the hustle and bustle downstairs, or a single bedroom or dedicated dressing room.

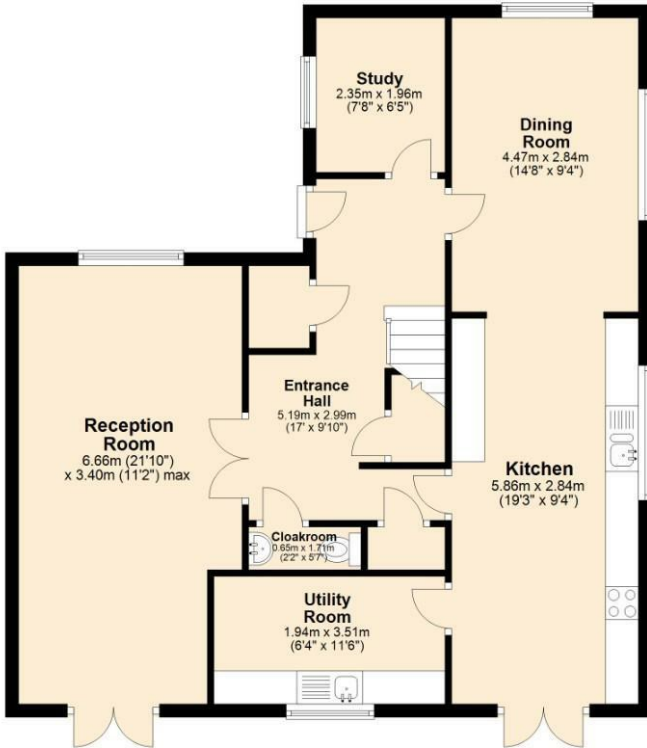
## Outside

Outside there is designated off road parking for 2 large vehicles (3 if you're prepared to shuffle occasionally), and gated access to the rear of the property. There is a big Indian Stone wrap around patio to the rear and side. Useful space to the side for bits, bobs, bikes and bins, and to the rear it's sun, sun, sun. Perfect for entertaining all day and into the evening. It's fully enclosed and gated so mutts and smalls can play outside freely.

# Floor Plan

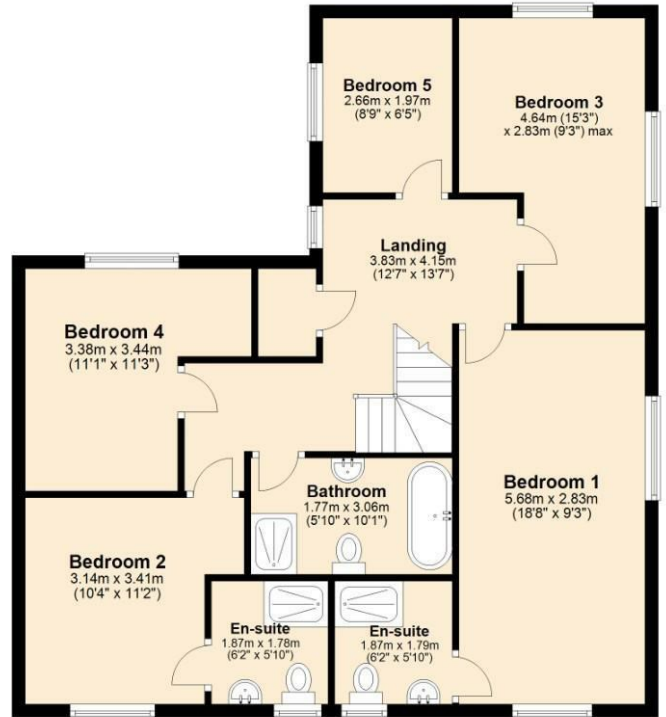
## Ground Floor

Approx. 81.2 sq. metres (873.8 sq. feet)



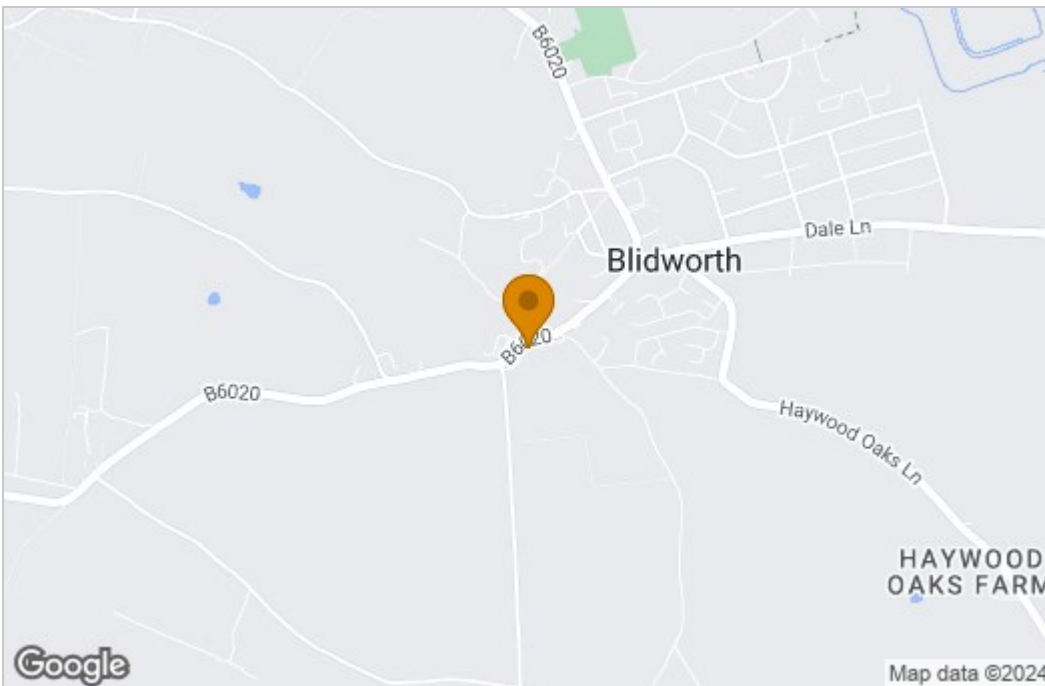
## First Floor

Approx. 81.0 sq. metres (871.8 sq. feet)

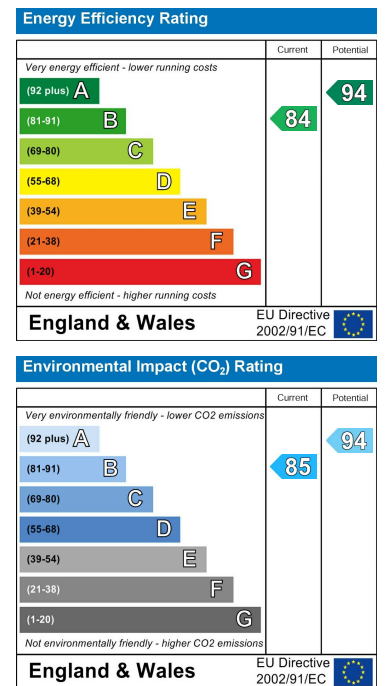


Total area: approx. 162.2 sq. metres (1745.6 sq. feet)

# Area Map



# 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.