



Smiths
your property experts

Manor Close

Costock

- Beautifully presented detached family home
- Bright and spacious internal accommodation
- Five good-sized bedrooms and two bathrooms
- Private gravel driveway and a garage/store
- Modern kitchen/diner and a generous sitting room
- Useful home office or additional reception space
- Situated on a corner plot with wrap-around gardens
- Pretty village settlement with a public house

General Description

Smiths Property Experts offer to the market this immaculate and mature five-bedroom detached family home, occupying a corner plot in the heart of the pretty Rushcliffe village of Costock.

The property is a fantastic example of a well-presented family home, with 'turnkey' internal accommodation, private gardens, a large driveway and a garage/store.



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The Property

The main house affords an impressive 1,687 square feet of gross floor area, laid over two floors, and includes an integrated garage/store. Upgraded by the current owners, with a new kitchen, bathrooms, windows, and an updated central heating system, the property is in immaculate and 'turnkey' condition and ready for the eventual purchaser to move straight into.

The stairs rise to the first floor from a central entrance hall with WC. Upstairs are five good-sized bedrooms, with plentiful storage and built-in wardrobes. From the landing is a bright family bathroom, and the principal bedroom suite boasts contemporary en-suite facilities. Downstairs are three main reception spaces: the upgraded kitchen/diner, spacious formal sitting room with direct garden access to the rear, and a playroom/study. There is also a useful utility room.

The Outside

The property affords a lovely village aspect to the front, set back from the road behind a gated frontage with a private gravel driveway and mature lawned gardens. To the right-hand side, the property owns a notable area of green space outside of the private gardens, and to the rear are lawned gardens with a private aspect. There is a patio terrace to the right-hand corner of the gardens and a useful timber shed.







The Location

The village settlement of Costock lies one mile East of the large and fully serviced village of East Leake. The village has excellent commuter links via the A60 and nearby A46 and M1 motorway networks. There is easy access to Nottingham, Leicester, Melton Mowbray, and Loughborough, and, in turn, an excellent choice of local state and independent schooling. The village has a highly regarded primary school and well-supported pub, The Generous Briton. East Midlands Airport is also just 20 minutes by car.

Property Information

EPC rating: D

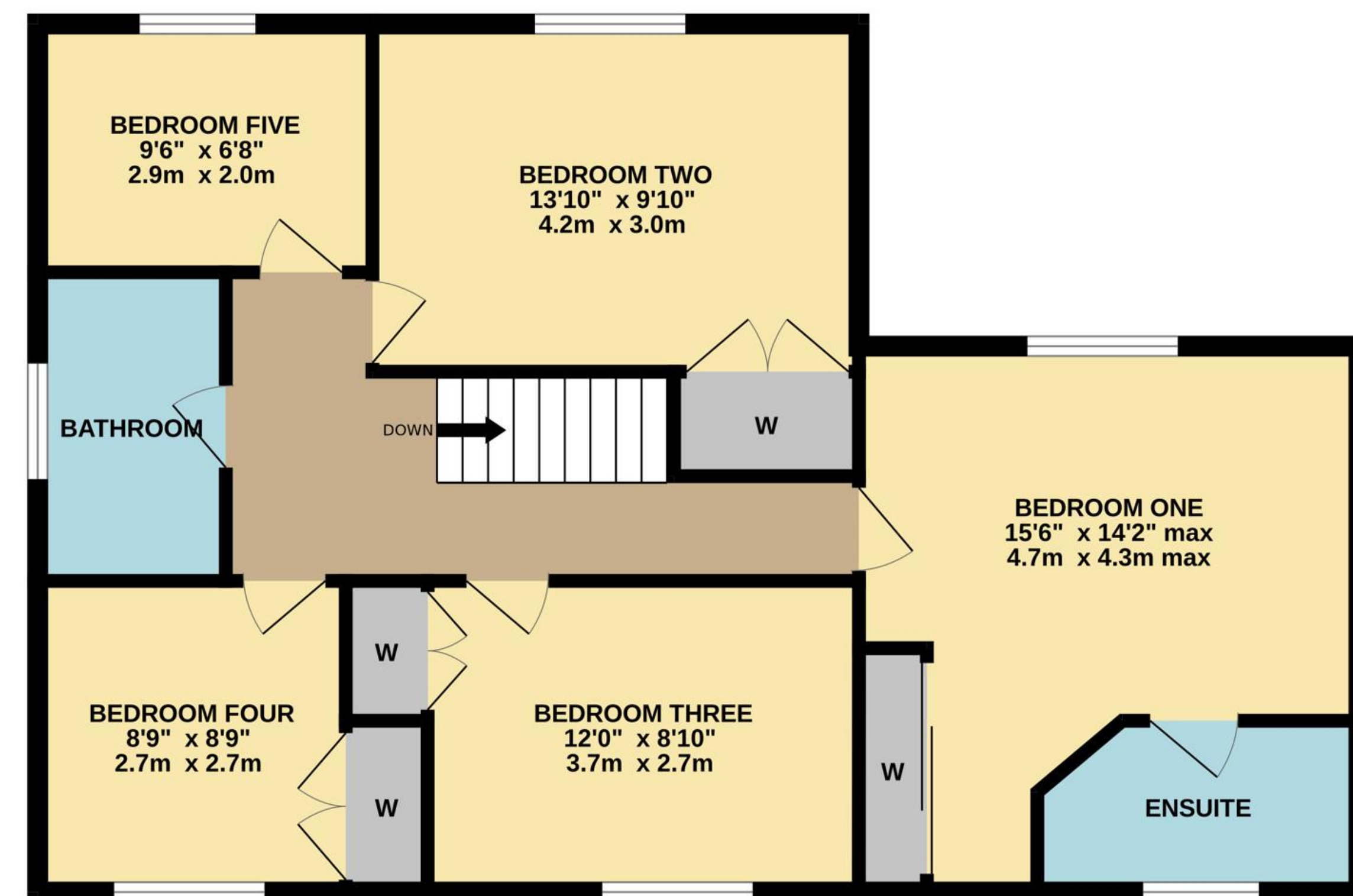
Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



