



Smiths
your property experts

St Lawrence Close

Gotham

- Spacious and well-presented family home
- Beautiful 'semi rural' setting in the heart of this popular village
- Four bedrooms (three doubles) and two bathrooms
- Open-plan 'zoned' kitchen, dining, and generous living area
- Lawned rear gardens with a private aspect
- Side-by-side off-road parking and an integrated garage
- Situated in a small development of twelve individual properties
- Built in 2013 and benefitting from solar panels

General Description

Smiths Property Experts are delighted to introduce to the market this spacious and well-presented four-bedroom family home, featuring a superb open-plan kitchen and dining area, through to a spacious living area.

The property enjoys a beautiful 'semi rural' setting, situated on St Lawrence Close, a small development of just twelve individual properties nestled in the heart of the sought-after village of Gotham.

Built in 2013, the property has been very well maintained by the current owner since new. Benefitting from generous off-road parking, an integrated garage, and lawned rear gardens with a private aspect.





The Property

The floor area measures approximately 1,253 square feet (including the integral garage) and features bright, spacious, and thoughtfully designed living space across two floors.

The accommodation comprises an entrance hall with stairs leading to the first floor and doors providing access to both the kitchen area and sitting room. There is a useful understairs cupboard and a downstairs w.c.

The fully fitted contemporary kitchen opens through to a dining area, which in turn leads into a spacious sitting room with two sets of French doors. The kitchen is complete with underfloor heating and integrated appliances, including a gas hob, double oven, fridge freezer, dishwasher, and washing machine.

Upstairs, from the landing, are four good-sized bedrooms, including three double rooms, and a family bathroom. The main bedroom also has an en-suite shower room.

The property benefits from solar panels, promoting lower running costs for the eventual purchaser.

The Outside

The property has an attractive 'cottage style' frontage, low-maintenance front gardens, and off-road parking for two vehicles side-by-side. There is an integrated garage with a tap, power, and lighting.

The garden to the rear is mainly laid to lawn. There are several raised beds, a patio area, a shed, and a pathway leading to a rear gate. There is also the benefit of an outside tap and an electric socket.





The Location

The village is home to several amenities, including a well-regarded public house, village shop, and primary school. There is a well-served bus route to Nottingham and beautiful countryside walks. The neighbouring village of East Leake has a fantastic array of amenities, including secondary schooling at East Leake Academy.

Property Information

EPC Rating: B.

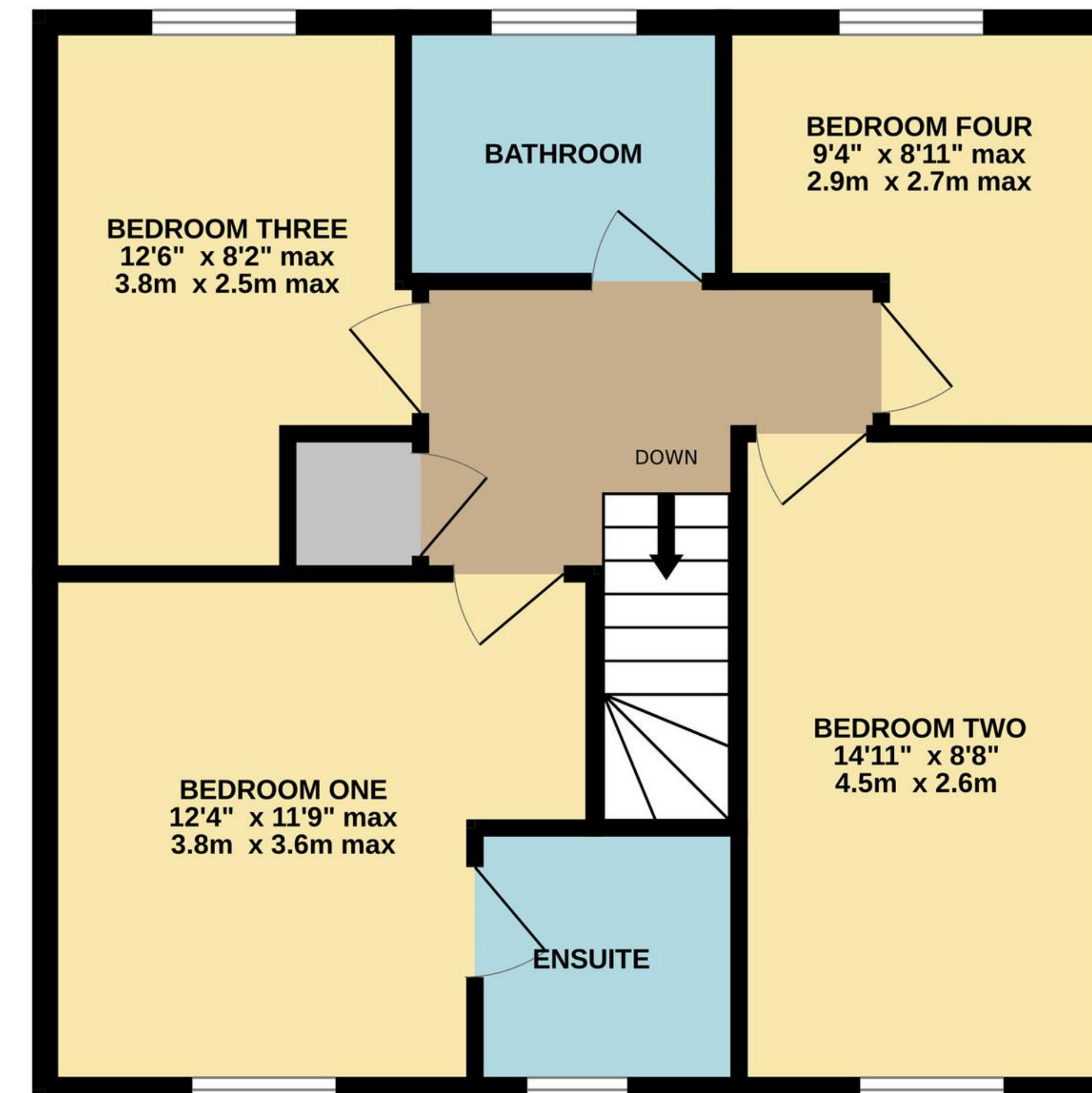
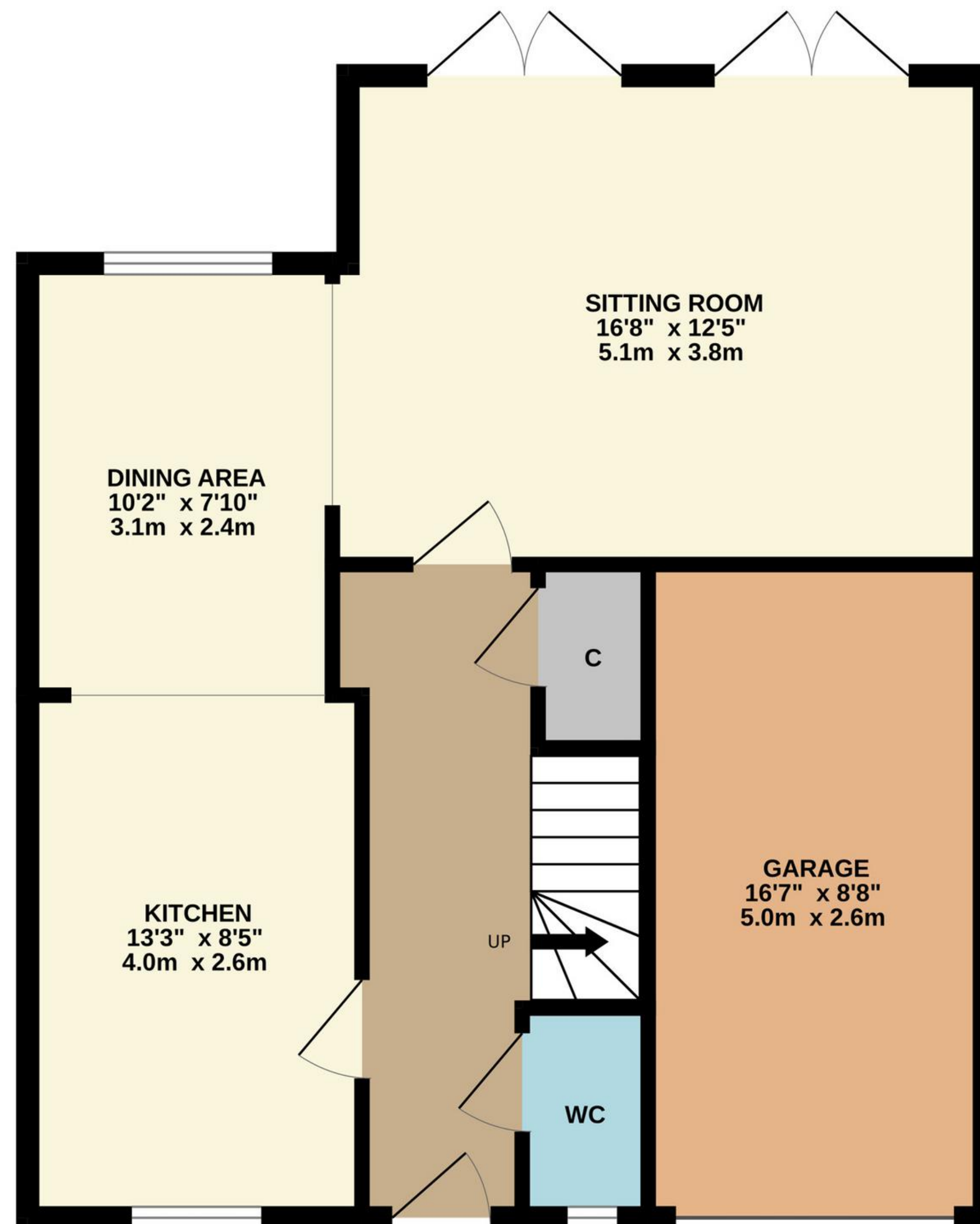
Tenure: Freehold. Council Tax Band: C.

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 : 1253 sq.ft. (116.4 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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