

HoldenCopley

PREPARE TO BE MOVED

Sycamore Lane, Bleasby, Nottinghamshire NG14 7GJ

Guide Price £800,000 - £850,000

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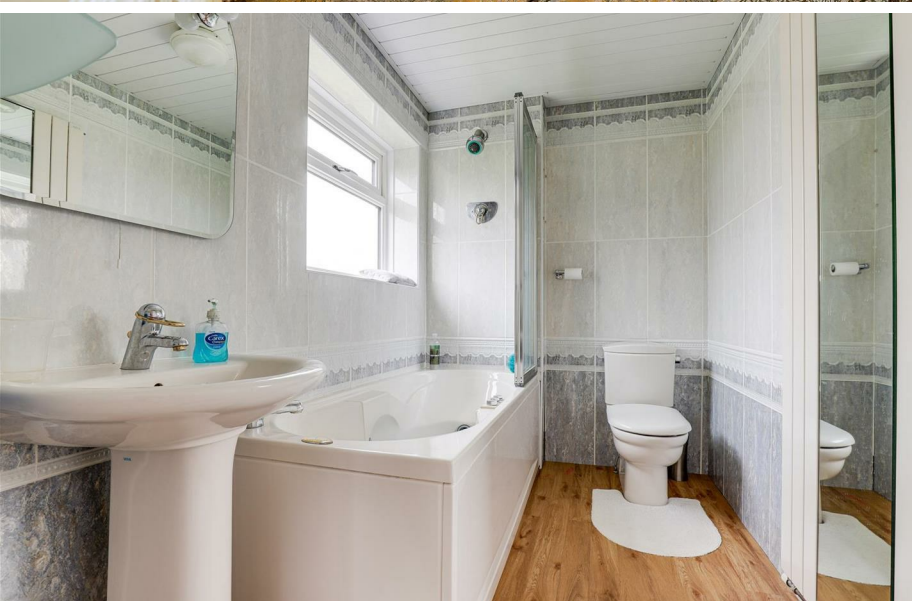
GUIDE PRICE £800,000 - £850,000

DETACHED FAMILY HOME...

This impressive, detached family home is set in a charming village surrounded by beautiful countryside. Spacious and versatile, it is ideally suited for a growing family. To the ground floor, the property welcomes you with a bright and inviting entrance hall that leads into a generously sized hallway. From here, there is access to a convenient ground-floor W/C and several key rooms. The living room is a standout feature, showcasing an exposed chimney breast with a striking fireplace as its focal point. Double sliding doors connect this space to a conservatory and access via French doors to the outdoor areas. Another conservatory, accessible from the main hallway, also leads to the garden and provides internal access to the double garage. The heart of the home is the modern kitchen-diner, thoughtfully designed with a breakfast bar and fitted appliances. This space enjoys direct access to the rear garden and adjoins a practical utility room, and a separate study on the ground floor. The first floor offers five bedrooms, three of which are generous doubles. The master bedroom enjoys the benefit of an en-suite bathroom, while two smaller bedrooms are ideal for children, guests, or additional office space. The main family bathroom, fitted with a three-piece suite, and an additional separate W/C. Surrounding the property is a stunning south-facing garden, meticulously maintained and designed for both relaxation and entertaining. A paved patio area with elegant stonework provides the perfect spot for outdoor dining, while the expansive lawn is bordered by greenery, ornamental plants, and mature trees. A garden sculpture adds a touch of charm, and a garden room offers additional space for hobbies or leisure. The home features ample parking, with a block-paved driveway. The double garage is equipped with fitted units and an electric door and a separate single garage.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen Diner & Utility Room
- Two Conservatories
- Three-Piece Bathroom Suite & Two Separate W/C's
- En-suite To The Master Bedroom
- A Double & Single Garage
- Spacious South Facing Gardens
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'7" x 9'10" (1.11m x 3.02m)

The entrance hall has tiled floor, a UPVC double glazed surround, and a UPVC door opening to the front of the property.

Hall

8'11" x 19'3" (2.72m x 5.87m)

The hall has a UPVC two large double glazed windows to the front and rear elevation, a radiator, a decorative dado rail, a double in-built floor-to-ceiling cupboard, coving to the ceiling, solid oak flooring, carpeted stairs, two fully double glazed UPVC doors providing access to the entrance and small conservatory, and two oak doors to the living room and kitchen diner one part glazed.

Conservatory

7'3" x 9'9" (2.21m x 2.99m)

The conservatory has wood-effect flooring, UPVC double glazed surround, a UPVC door opening to the garden, and access into the double garage.

W/C

5'3" x 5'5" (1.61m x 1.66m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a /pedestal wash basin, floor-to-ceiling tiling, and wood-effect flooring.

Living Room

22'0" x 12'11" (6.72m x 3.94m)

The living room has carpeted flooring, a TV point, a exposed brick chimney breast with a feature fire place and tiled hearth, coving to the ceiling, and UPVC double sliding patio doors opening to the conservatory.

Conservatory

19'9" x 15'1" (6.03m x 4.60m)

The conservatory has ceramic tiled flooring with underfloor heating, a radiator, a UPVC double glazed surround, two Velux windows, and double French doors opening to the garden.

Study

12'5" x 8'1" (3.79m x 2.48m)

The study has a UPVC double glazed window to the rear elevation, coving to the ceiling, and carpeted flooring.

Kitchen/Diner

19'1" x 15'10" (5.82m x 4.85m)

The kitchen diner has a range of modern fitted bas and wall units with kick board lighting, worktops and a breakfast bar, a composite sink and half with a mixer tap and drainer, an integrated double oven and microwave, a hob and extractor fan, space for a dining table, coving to the ceiling, recesses spotlights, ceramic tiled flooring with underfloor heating, two UPVC double glazed windows to the rear and side elevation, sliding patio doors opening to the rear garden, and access into the utility room.

Utility Room

5'3" x 8'9" (1.60m x 2.67m)

The utility room has a range of fitted base and wall units with a worktop, a double Belfast sink with a mixer tap, an in-built cupboard, space and plumbing for a washing machine, space for a fridge freezer, ceramic tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening out to the garden.

FIRST FLOOR

Landing

19'10" x 6'5" (6.05m x 1.97m)

The landing has carpeted flooring, a dado rail, and access to the first floor accommodation.

Master Bedroom

12'11" x 14'4" (3.94m x 4.37m)

The main bedroom has a UPVC double glazed window to the side elevation, a range of fitted wardrobes with matching bedside tables and a dressing table, a radiator, carpeted flooring, and access into the en-suite.

En-suite

5'6" x 8'4" (1.69m x 2.56m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a Jacuzzi panelled bath with a wall-mounted shower fixture and folding shower screen, a Vertical radiator/mirror, access into the loft, floor-to-ceiling tiling, and wood-effect flooring.

Bathroom

5'10" x 8'4" (1.79m x 2.56m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a large panelled corner bath with central mixer taps, a shower cabin with a wall-mounted shower fixture and jets, a radiator, floor-to-ceiling tiling, and wood-effect flooring

W/C

7'1" x 2'9" (2.17m x 0.85m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, floor-to-ceiling tiling, and wood-effect flooring.

Bedroom Two

14'11" x 11'11" (4.57m x 3.64m)

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Three

12'11" x 12'7" (3.94m x 3.85m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Four

10'7" x 8'5" (3.23m x 2.57m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Five

10'8" x 9'5" (3.26m x 2.89m)

The fifth bedroom has two UPVC double glazed window to the front and rear elevation, a radiator, and carpeted flooring.

OUTSIDE

Surrounding the property is a spacious, south-facing garden that extends to the front, side, and rear. It features a well-maintained patio area with elegant stonework, outdoor seating, and potted plants. The expansive lawn is beautifully accented with lush greenery, ornamental plants, and a garden sculpture. Mature trees provide shade and character, while a garden room adds a functional and relaxing space. The property also includes a single garage with an up-and-over door, courtesy lighting, and a block-paved driveway that leads to a double garage.

Double Garage

20'4" x 18'3" (6.21m x 5.57m)

The double garage has a window to the rear, fitted units with worktop, ample space, and an electric door opening onto the block paved driveway.

Garage

15'11" x 10'3" (4.87m x 3.13m)

The garage has ample storage, and an up-and-over door.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps
- Phone Signal – Some coverage of Voice, 3G & 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years (Built in the early 1970s, the property has never been flooded
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band G
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.

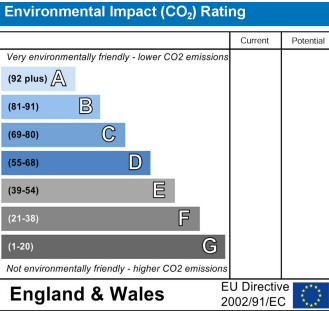
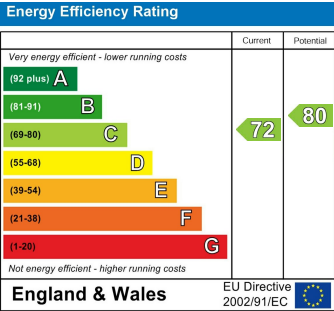
The vendor has advised the following:
Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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