



## Stonehaven, Gibsmere, Bleasby, Nottingham, NG14 7FS

**£700,000**

This exceptionally well-presented extended family home offers the perfect blend of space, style and convenience, with stunning countryside walks right on your doorstep and the highly sought-after Minster Secondary School within its catchment area. A welcoming entrance hall sets the tone for this beautifully designed property, featuring a striking oak staircase that leads to the first floor. The ground floor offers a thoughtfully arranged layout, including a spacious dining room that seamlessly flows through an archway into a dual aspect living room extending over 20ft. This inviting space boasts a charming log-burning stove and French doors that open onto the rear garden, creating a seamless indoor-outdoor connection. A stunning kitchen diner and family room serves as the heart of the home, complete with modern fitted units, a breakfast bay, a cozy sitting area and a practical utility space. The ground floor is further enhanced by a stylish downstairs wet room. Upstairs, the accommodation continues to impress with four generously sized bedrooms. The master bedroom benefits from built-in wardrobes, an en-suite shower room and a private balcony, providing a peaceful retreat, two further bedrooms also feature built-in storage, while a beautifully appointed four-piece family bathroom serves the remaining rooms.

Set within a generous landscaped plot, the home offers a high degree of privacy. The rear garden is thoughtfully designed with a combination of lawn and patio areas, perfect for relaxing or entertaining. Ample off-road parking is provided by a driveway, an integrated garage and an outbuilding. Adding to the home's charm, the vast majority of windows are fitted with bespoke shutters, ensuring a bright and airy feel throughout. This exceptional property presents an outstanding opportunity for those seeking a stylish and spacious family home in an idyllic countryside setting.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – F.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Gibsmere is a small hamlet within the parish of Bleasby, located in Nottinghamshire's Trent Valley, approximately thirteen miles from Nottingham and ten miles from Newark. The area is predominantly rural, characterized by agricultural land, rolling hills, and dense forests. Gibsmere is situated near the River Trent, contributing to its picturesque landscape.







The nearest primary school is Bleasby Church of England Primary School, located about 0.9 miles away and the closest secondary school is The Minster School, approximately 3.2 miles away. Transportation options include the nearby Bleasby railway station, approximately 0.9 miles from Gibsmere, providing access to surrounding areas. Other stations in the vicinity are Thurgarton and Fiskerton.

## ACCOMMODATION

### ENTRANCE HALL

14' 2" x 6' 8" (4.32m x 2.03m) With double glazed oak window and door, vertical radiator, oak staircase leading to the first floor, inset spotlights, tiled floor and doors to the dining room and a shower room.

### SHOWER ROOM

A modern fitted wet room style shower room with an electric shower, low-level WC, wash hand basin, chrome heated towel rail, tiled splashbacks, tiled floor, inset spotlights, extractor and uPVC double glazed opaque window to the front elevation.

### DINING ROOM

9' 5" x 8' 9" (2.87m x 2.67m) With uPVC double glazed window to the rear elevation with bespoke fitted shutters, radiator, coving to the ceiling, Oakwood flooring, door to the kitchen diner family room and archway through to the living room.



### LIVING ROOM

20' 8" x 12' 1" into recess (6.3m x 3.68m) With uPVC double glazed bow window to the front elevation, uPVC double glazed windows and French doors onto the rear garden, both with bespoke fitted shutters, coving to the ceiling, radiator, Oakwood flooring, log burning stove and wall light points.



### KITCHEN DINER FAMILY ROOM

20' 6" reducing to 16' 6" x 17' 3" maximum (6.25m x 5.26m) Newly fitted with a modern range of wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap and breakfast bar, fitted oven and microwave, integrated fridge freezer and dishwasher, Neff ceramic hob, Neff extractor hood, LED plinth lighting, tiled flooring, inset spotlights and radiators.



Utility area with further base units with a work surface incorporating a 1½ bowl sink unit with mixer tap, integrated washing machine and under counter space for further appliance, uPVC double glazed windows with bespoke fitted shutters to the front and rear elevations and a double glazed composite door to the rear garden.





## LANDING

With vinyl engineered flooring, inset spotlights, access to the loft, built-in airing cupboard housing the hot water cylinder and doors to all bedrooms and to the family bathroom.

## FAMILY BATHROOM

10' 0" x 5' 5" (3.05m x 1.65m) A modern fitted four piece suite comprising a low-level WC and wash hand basin set with a vanity unit, bath and separate shower cubicle with mains fed shower, tiled splash backs, vinyl engineered flooring, inset spotlights, extractor, chrome heated towel rail and uPVC double glazed opaque window to the rear elevation.



## MASTER BEDROOM

16' 8" x 12' 9" (5.08m x 3.89m) With uPVC double glazed windows with bespoke fitted shutters to the front elevation, uPVC double glazed windows and French doors onto a balcony at the rear, inset spotlights, vertical radiator, vinyl engineered flooring and door to en-suite.

## EN-SUITE

8' 9" x 5' 6" (2.67m x 1.68m) A modern three-piece suite comprising a low-level WC and wash hand basin set with a vanity unit, double shower cubicle with a mains fed rain head shower and separate attachment, inset spotlights, extractor, vinyl engineered flooring, chrome heated towel rail and uPVC double glazed windows to the side and rear elevations.



## BEDROOM TWO

13' 11" x 11' 6" (4.24m x 3.51m) With uPVC double glazed windows with bespoke fitted shutters to the front elevation, vinyl engineered flooring, radiator and built-in wardrobe.

## BEDROOM THREE

12' 7" x 11' 6" (3.84m x 3.51m) With uPVC double glazed windows to the front and side elevations with bespoke fitted shutters to the front window, radiator, vinyl engineered flooring and built-in wardrobe.

## BEDROOM FOUR

9' 8" x 8' 10" (2.95m x 2.69m) With uPVC double glazed windows to side and rear elevations with bespoke fitted shutters to the rear window, radiator and vinyl engineered flooring.



## OUTSIDE

The property is set within a generous landscaped plot offering a high degree of privacy. The rear garden is thoughtfully designed with a combination of lawn and patio areas, perfect for relaxing or entertaining. There is ample off-road parking provided by a driveway, an integrated garage and an outbuilding.





## INTEGRAL GARAGE 16' 10" x 9' 11" (5.13m x 3.02m) Having an electric door, uPVC double glazed door, power and lighting.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

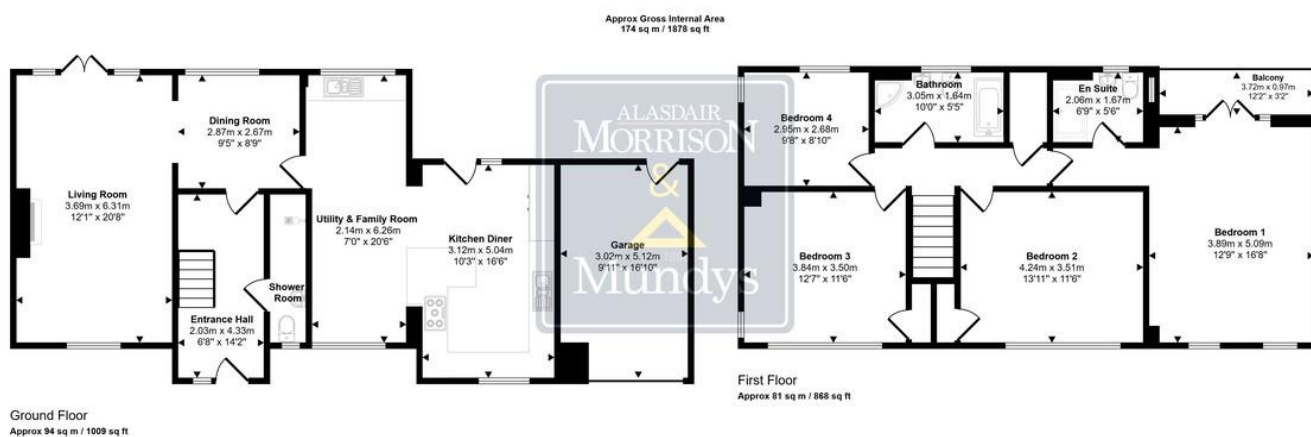
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



46 Middle Gate  
Newark  
NG24 1AL

newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN

southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH

info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.