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**MORRISON**

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The Gables, Gonalston Lane, Hoveringham, NG14 7JH

Guide Price £825,000



## Property Description

Exceptionally well maintained and spacious executive detached family home situated on a plot in the region of 1/3rd of an acre, with open fields to both front and rear offering delightful views.

Extending to nearly 3,000sqft of accommodation on a lovingly maintained private plot the accommodation includes; entrance hall, cloakroom/wc, 26ft lounge, playroom, study, conservatory, fully fitted kitchen with utility room and garden room with double glazed lantern roof light and superb garden views.

First floor galleried landing, master bedroom with dressing room and en-suite shower room, three further double bedrooms and family bathroom.

Outside, double gates lead to a substantial driveway with lawn area and well stocked flower/shrub beds and borders, double garage with electric doors. Rear private landscaped garden which is mainly lawn with two private large patio areas and mature flower/shrub beds.

### HOVERINGHAM

Hoveringham is a thriving Trent valley village close to amenities of the Minster town of Southwell and with convenient access to the regional centres of Nottingham ( 11 miles ) and Newark ( 12 miles ) with local Train Station at Lowdham. This conservation village has an active community life and is a highly regarded and desirable residence.

### ENTRANCE HALL

Double glazed front entrance door with double glazed side windows opens into the light and airy entrance hall. Radiator. Doors off. Stairs rising to the first floor.

### CLOAKROOM/WC

7'07" x 4'10" (2.31m x 1.47m)

Fitted with a low flush WC and vanity wash hand basin. Radiator. Coat hooks. Opaque double glazed window to the front elevation.



## LOUNGE

13'11" x 26'0" (4.24m x 7.92m)

Spacious dual aspect room having Stone effect gas fire set within a feature surround. Two radiators. Bi-fold doors to the dining room. Double glazed window to the front elevation and double glazed double doors leading to the conservatory.

## CONSERVATORY

13'05" x 13'05" (4.09m x 4.09m)

With brick base and double glazed windows offering garden views and beyond. Double glazed double door leading to the rear patio area. Wall lights.

## DINING ROOM/PLAY ROOM

12'10" x 12'0" (3.91m x 3.66m)

Radiator. Double glazed double door to the patio area.

## STUDY

10'5" x 12'10" (3.18m x 3.91m)

Bank of fitted bookcases with cupboards below. Two handcrafted solid oak wall cupboards. Radiator. Double glazed window to the front elevation.

## FITTED KITCHEN

12'11" x 14'02" (3.94m x 4.32m)

Fitted with an extensive range of wall and base units including corner carousel unit surmounted by a worksurface inset with undermounted sink. Breakfast bar with cupboards, drawers and wine racks inset with Neff hob and Blanco extractor over. Integral Neff dishwasher, Neff oven and separate Neff combi oven. Double glazed window overlooking the delightful rear garden.

## LOBBY

5'06" x 8'11" (1.68m x 2.72m)

Radiator. Door to utility room and opening to the;



## FAMILY ROOM/GARDEN ROOM

11'03" x 16'0" (3.43m x 4.88m)

Lovely light family room with full width double glazed lantern roof and double glazed windows and double glazed double doors leading to the patio area and garden. Two radiators.







#### UTILITY ROOM

5'07" x 9'11" (1.70m x 3.02m)

Fitted with a range of wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Plumbing for washing machine and space for tumble dryer. Splash back tiling to walls. Radiator. Double glazed door and window to the side elevation.

#### FIRST FLOOR LANDING

Light and airy galleried landing with large double glazed window to the front elevation. Radiator. Doors off.

#### MASTER BEDROOM

13'0" x 14'06" (3.96m x 4.42m)

Bank of fitted wardrobes. Radiator. Double glazed window to the rear providing stunning views over the garden and open fields beyond. Leading to the dressing area with recessed airing cupboard and fitted drawers.

#### EN-SUITE SHOWER ROOM

7'0" x 8'07" (2.13m x 2.62m)

Fitted with a suite comprising fully enclosed tiled shower enclosure, low flush WC and vanity wash hand basin. Fully tiled walls. Acova towel rail. Radiator. Double glazed window to the rear elevation.

#### BEDROOM TWO

16'01" x 10'05" (4.90m x 3.18m)

Double bedroom with fitted wardrobes. Radiator. Double glazed window to the rear elevation.

#### BEDROOM THREE

12'0" x 9'07" (3.66m x 2.92m)

Double bedroom with double glazed window to the front elevation. Radiator. Bank of fitted wardrobes.

#### BEDROOM FOUR

8'05" x 9'08" (2.57m x 2.95m)

Double glazed window to the front elevation. Radiator. Fitted cupboards.

#### FAMILY BATHROOM

12'10" x 8'01" (3.91m x 2.46m)

Fitted with a suite comprising spa bath with waterfall tap,

enclosed shower cubicle, vanity wash hand basin and low flush WC. Fully tiled walls. Radiator. Loft access. Double glazed window to the side elevation.

#### OUTSIDE

Wrought iron double gates with side hand gate leads to the large driveway providing parking for numerous vehicles/caravan/motorhome etc. Double garage (20'0" x 19'01") with two electric up and over roller doors, power and light supplied, wall mounted central heating boiler and door through to the utility room.

Flower and shrub borders with sleeper beds frame this landscaped garden with diagonal strip lawn pointing to the front door with external lighting and gravel seating area overlooking the front garden.

The rear garden, which is private and totally enclosed, is mainly laid to lawn with various flagstone patio areas linked by a block paved pathway. Well stocked flower and shrub borders and mature trees which frame the views over open fields beyond. Polished chrome water feature. Flood light, timber shed and side tap.

#### LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

#### SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

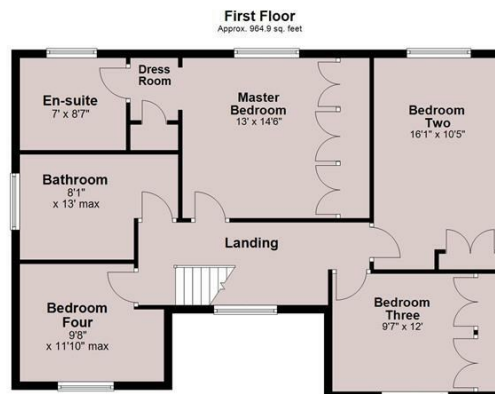
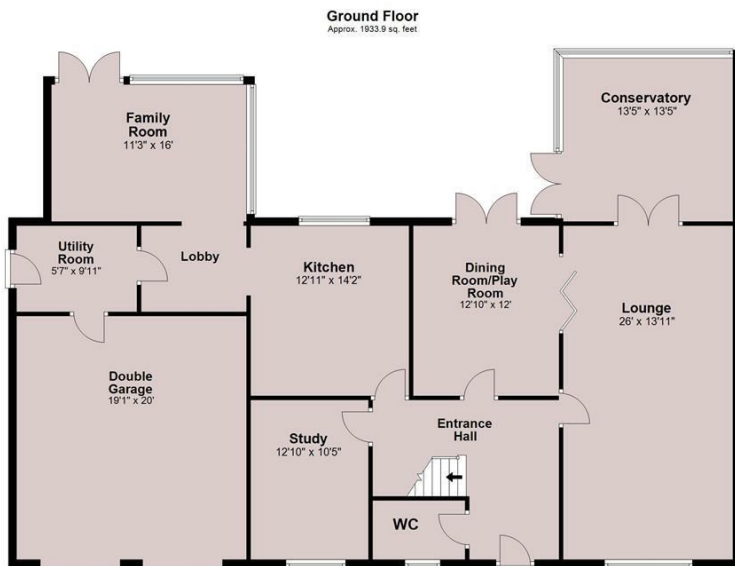
#### TENURE

Freehold with vacant possession.

#### VIEWING INFORMATION

By appointment with the office, call 01636 813971.





Total area: approx. 2898.8 sq. feet  
For illustration purposes only.  
Plan produced using PlanItUp.



Agents Note: 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. All measurements are approximate and 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.