

6 SYCAMORE LANE

BLEASBY

NOTTINGHAMSHIRE

NG14 7GJ



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



6 SYCAMORE LANE

A magnificent large scale detached contemporary family home in a tranquil village edge setting with extensive level lawned gardens extending to 0.95 Acres/0.38 Hectares (or thereabouts) bordering to unspoilt Trent Valley countryside and gravel lakes.

The present owners have maintained and improved the house over the numerous years that they have been in occupation and the property offers a first-class home especially well-suited to 21st century family living.

BLEABSY

Bleasby is a thriving village set in unspoilt Trent Valley countryside between the regional centres of Nottingham and Newark on Trent, having extensive amenities close to hand in the historic Minster town of Southwell.

The village has a useful range of amenities with a highly rated Church of England Primary School, the award-winning Waggon and Horses Inn, beautiful walks in the surrounding countryside, around the Jubilee Ponds (a well-kept village secret) and along the Trent Valley, and an 'active' church community - the essential ingredients of a traditional village lifestyle.

Bleasby has a train station with links to the vibrant city life of Nottingham with a journey time of some 20 minutes to Nottingham and under 15 minutes to Newark.

The thriving Minster town of Southwell offers a wider range of amenities and professional services, a multi sports - leisure centre and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, and leisure facilities and from Newark there is direct access to the A1 national road network.

FAST MAIN LINE LONDON RAIL SERVICE

A fast direct rail link from Newark Northgate into London Kings Cross in a scheduled journey time of 80/85 minutes is an important consideration for commuting businesspeople.

PRICE GUIDE: £990,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Spacious L-Shaped Entrance Hall

A light and spacious entrance hall with stunning polished marble flooring and a large picture window affording an attractive country garden aspect.

Coved ceiling. Internal door connecting to the garage.

Cloakroom/WC

Fitted low flush wc with concealed cistern. Attractive quartz stone tiled wall finish. High grade fitted contemporary wash basin.

Remarkable Split Level Main Sitting Room & Games Room - Entertainment Room

A superb large scale open plan living area ideal for family occasions and entertaining...

Main Sitting Room

6.70m x 3.90m (22'0" x 12'9")

The main sitting room has a warming log burning stove serving as its focal point. Striking wide gauge oak flooring. Series of sealed unit double glazed picture windows and French doors creating excellent natural lighting and offering unspoilt country garden aspects.

Games Room – Entertainment Room

6.90m x 3.60m (22'6" x 11'9")

Upper-level games area with glazed oak framed contemporary double doors connecting to:





SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR CONT...

Magnificent Open Plan Contemporary Dining Kitchen & Informal Day Room

This beautifully planned large scale living area is the heart of the home on a day-to-day basis comprising a high grade contemporary fitted kitchen which connects in open plan to a day room/informal living area to form one large stunning living space with underfloor heated polished marble flooring.

Contemporary Fitted Kitchen

5.85m x 5.80m (19'3" x 19'0")

plus 3.30m x 2.75m (10'9" x 9'0")

Stylish contemporary kitchen installation with an extensive range of pastel tone cabinets in a principal long L-shaped wall run formation complemented by polished sparkling quartz countertops and a magnificent culinary island/breakfast station. Comprehensive range of integrated and built in appliances comprising a five plate Neff ceramic hob with extraction canopy above, two inline double oven/grills with double warming drawers beneath, Bosch integrated dishwasher, Miele full height wine fridge, Samsung American style fridge/ice maker and a Blanco double Belfast sink unit with a fitted Quooker boiling tap. A Neff combination microwave oven is built into the culinary island. In summary, a striking well planned contemporary kitchen. Recessed ceiling lighting. Built in hi-fi speakers.

Outer Day Room/Informal Living Area

5.65m x 4.40m (18'6" x 14'6")

A well-considered extension to the original house with a high mono - pitch ceiling incorporating three large Velux roof lights. Oak framed contemporary bi-fold doors connect to the rear garden terrace - outside recreation area. A striking contemporary wood burning stove ensures comfort and warmth is ensured throughout the year.



GROUND FLOOR CONT...

Study

3.75m x 2.70m (12'3" x 8'9")

Sealed unit double glazed picture window overlooking the garden. Useful shelved storage capacity. Coved ceiling.

Secondary Kitchen/Utility Room

Polished marble flooring (underfloor heated) with cabinets matching the main kitchen installation. Single bowl stainless steel Belfast sink unit - chrome mixer tap.

Plumbing for automatic washing machine. Glazed doorway connecting to rear garden.

Ground Floor Shower Room/Wet Room

A well-appointed and useful ground floor shower arrangement with a large corner double shower installation - thermostatically controlled overhead shower and separate chrome hand shower, with a glass enclosure. Fitted low flush wc and corner wash hand basin. High grade limestone floor and wall tiling - under floor heating.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

FIRST FLOOR

Spacious Central Landing

Alighted from a single flight staircase with chamfered square balustrade detailing. Large, enclosed area covered/housekeeping cupboard (walk in).

Stunning Primary Bedroom Suite

Walk-Through Dressing Room

Having a range of built-in wardrobes. High mono-pitch ceiling - creating an excellent scale and proportion to the space with a Velux roof light.

Bedroom One

8.20m x 5.60m (26'9" x 18'3")

Impressive open vaulted ceiling, large gable profile main wall with horizontal pine wall boarding and two large high level sealed unit double glazed windows complemented by two additional sealed unit double glazed windows - collectively serving to create excellent natural lighting.

Spacious Contemporary En Suite Shower

Large fully tiled shower cubicle - thermostatically controlled chrome shower with a glass door enclosure, contemporary washstand incorporating a shallow rectangular wash basin with a striking pedestal chrome mixer tap and a low flush wc. Chrome ladder towel rail. Mono-pitch vaulted ceiling line incorporating Velux sealed unit double glazed roof light. High grade ceramic tiling and contrasting wood grain effect floor tiling.

Luxury House Bathroom

A superb contemporary replacement suite comprising a stunning freestanding bath - chrome pedestal mixer tap/hand shower, large corner shower, thermostatically controlled chrome overhead rain shower and separate hand shower, and a glass door enclosure. Vitra contemporary washstand: fitted rectangular wash basin and striking chrome pedestal mixer tap. Fitted low flush wc with concealed cistern. Chrome ladder towel rail. High grade ceramic wall tiling and wood grain effect floor tiling. Mono-pitch ceiling incorporating a Velux sealed unit double glazed roof light. Translucent sealed unit double glazed window.



FIRST FLOOR CONT...

Guest/Secondary Bedroom Suite

Bedroom Two

5.10m x 4.30m (16'9" x 14'0")

An excellent second bedroom with a delightful open unspoiled country garden aspect through a sealed unit double glazed window. Coved ceiling.

Luxury En Suite Shower Room

Comprising a large walk-in corner shower - thermostatically controlled chrome double shower and glass screen enclosure, stunning wave effect contemporary double washstand incorporating two wash basins with independent chrome pedestal mixer taps and useful storage cabinets beneath.

Fitted low flush wc with concealed cistern. High grade ceramic floor and wall tiling. Chrome ladder towel rail. Translucent sealed unit double glazed window.

Bedroom Three

4.50m x 3.65m (14'9" x 12'0")

Picture window to rear country garden aspect through a sealed unit double glazed window.

Rear Bedroom Four

4.35m x 3.85m (14'3" x 12'6")

Coved ceiling. Sealed unit double glazed picture window to country garden aspect.

Bedroom Five/Study

3.70m x 2.50m (12'0" x 8'3")

Built in double wardrobe closet. Coved ceiling. Delightful country garden – Trent Valley aspect.

Agents Note

Please note all wet rooms are underfloor heated.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

EXTENSIVE GARDENS AND INTEGRAL DOUBLE GARAGE

*0.95 Acres/0.38 Hectares
(or thereabouts)*

6 Sycamore Lane enjoys a rather special position on the village edge at the end of a small and exclusive cul-de-sac enclave set in considerably larger than average level landscaped south / southwest facing gardens bordering to Trent Valley countryside and picturesque gravel lakes which are a haven for birds and wildlife.

A gravelled parking court provides useful car standing and turning space for several vehicles and access to the garage.

Integral Double Garage

Electrically operated door. Lighting and power facility. Internal doorway connected to the main house.

The rear garden is a wonderful feature having expansive well-maintained lawns relieved by stocked beds and borders and mature hedgerow boundaries.

An expansive flagstone terrace - recreation area and an attractive circular central main terrace overlook the rear garden and connect to the main house to provide a relaxing indoor/outdoor lifestyle.

Garden greenhouse and timber shed.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains services are available. Gas central heating circulating to radiators. Partial underfloor heating. Replacement sealed unit double glazing.
Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Tenure

We understand the property is freehold and will be sold with vacant possession upon completion.

Environmental Factors

We understand the property has not been subject to flooding during its lifetime or within the last five years.

Available Broadband

Standard 18 Mbps

Superfast 76 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - X EE - ● Three - ●

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band G

Newark & Sherwood District Council

Castle House, Great North Road, Newark on Trent

Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in 6 Sycamore Lane and would like to arrange a viewing, please contact us on 01636 815544

www.smithandpartners.co.uk



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 2567-3037-8204-4334-4204

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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