



Redhill Lock, Ratcliffe-on-Soar



£435,000

- THREE/FOUR BEDROOMS
- ARCHITECT DESIGN
- CONSTRUCTED 2007
- 23M RIVER FRONTAGE
- 16M FLOATING PONTOON
- ACCOM SPANNING SOME 150M SQ
- Freehold
- EPC rating D



Ask yourself a question? Where would a creative designer live? The answer is 'Linga Longa' which is an individual residence built 2007 along the River Soar just after Redhill Lock and featured on BBC TV.

The end product incorporates feature surrounds including the vaulted ceiling to the lounge which has a large Apex window which has views over the river. Sumptuous bathroom in granite with the same material used in the bespoke kitchen.

The first floor mezzanine/landing provides access to two further bedrooms and bathroom and river goers will be particularly interested in the pontoon mooring which measures some 16 metres in length, the total river frontage around 23 metres.

Communication links are essential these days and the property has close proximity to Parkway Railway station and therefore access to the M1, M42, Derby, Leicester, Nottingham and of course East Midlands Airport.

Stunning riverside views, living here would be like being on holiday every day, who wouldn't want that!



Initially on entry is the hallway which leads through to the lounge with the vaulted ceiling and doors on to the verandah. The kitchen diner adjacent also has access to the verandah as does the main bedroom which has Jack and Jill doors to the four piece bathroom.

The kitchen has a useful utility and for those wanting a fourth bedroom, the study could become this.

At first floor the mezzanine overlooks the lounge below and with the large Apex window this is a stunning design.

Bedroom two is a double with eaves storage as is bedroom three, both with front facing Velux windows and these rooms are served by a three piece shower room.

Outside there is a twin bay parking area which is partially enclosed, a paved path leads from the parking area to the rear verandah. Steps lead down to a lawned garden and wooden pontoon, the patio areas have external lighting and beneath the stilts there is possible storage. The property has never flooded (the stilts work).

To find the property, from the M1 junction 24, continue in the direction of Nottingham along the A453 towards Parkway Rail Station take the tuning for the station, at the roundabout bear left and head for Redhill Marina. Go through the boatyard and straight past Redhill Lock, the property is then situated on the left hand side.



HALL 0.00m x 0.00m (0'0" x 0'0")

LOUNGE 6.24m x 5.28m (20'6" x 17'4")

KITCHEN DINER 6.22m x 3.65m (20'5" x 12'0")

UTILITY ROOM 2.64m x 1.78m (8'8" x 5'10")

GROUND FLOOR BEDROOM 3.88m x 3.60m (12'8" x 11'10")

BATHROOM 0.00m x 0.00m (0'0" x 0'0")

BEDROOM/STUDY 2.51m x 2.74m (8'2" x 9'0")

FIRST FLOOR MEZZANINE 0.00m x 0.00m (0'0" x 0'0")

BEDROOM TWO 3.65m x 4.16m (12'0" x 13'7")

BEDROOM THREE 4.34m x 3.65m (14'2" x 12'0")

SHOWER ROOM 0.00m x 0.00m (0'0" x 0'0")





SERVICES & TENURE

Mains services are available and connected to the property with the exception of gas, the heating is via LPG. Sewerage is via a klargester. There is fibre optic broadband. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





Newton Fallowell East Leake

01509 856934
eastleake@newtonfallowell.co.uk