



Chapel Lane, Costock



4



3



2

£525,000



Key Features

- DETACHED PERIOD RESIDENCE
- EXTENDED PROPERTY
- FOUR BEDROOMS
- MASTER EN-SUITE
- DECEPTIVE LAYOUT
- GENEROUS PLOT
- EPC rating D
- FREEHOLD





Chapel Lane in Costock is a delightful setting and the approach is particularly appealing to this residence which is tucked away within the conservation area. The original period residence was extended many years ago, sympathetically incorporating a slate roof and has a layout which comprises of four double bedrooms, one of which is en-suite.

The generous plot and private garden will appeal to many purchasers.

Initially on entry, the hallway has timber effect laminate flooring with corresponding lightly stained door jams and skirting with beamed ceiling and recessed spotlights.

The lounge is a dual aspect with both and rear and side elevation windows with timber framed sealed units and the focal point of the room being the real effect flame effect gas fire on a raised tiled hearth with exposed brick surround and reclaimed timber mantelpiece.

The sitting room adjacent like the lounge, has oak internal door for access, dual aspect once more, then a period fireplace on raised tiled hearth with access to the porch from this room.

The spacious kitchen diner is split in to two distinct sections. To the kitchen area, there is a multitude of storage units at both base and eye level, granite work surface with partial matching splashback, under lighting beneath the eye level units and integrated appliances including a five ring Neff hob with double oven and grill and warming oven. There is also a built in fridge freezer and dishwasher and don't forget the hot tap! To the dining section, the

room narrows slightly and there is a rear elevation window, recess LED lighting illuminates both spaces. The separate utility provides practicality and access to the garage, plumbing for a washing machine, second sink unit and more cupboards.

Finally at ground floor, the WC has a side by side two piece suite comprising of WC and inset wash hand basin with cupboard beneath with five LED's illuminating.

At first floor, the broad landing allows space for furniture then the master bedroom is above the lounge with both front and side elevation windows, fitted bedroom furniture and en-suite having a shower cubicle and washhand basin.

Bedroom two is also impressive with it's proportions sited above the garage with built in furniture and dressing table covering the majority of two walls. Bedroom three is above the sitting room with a view over the feature garden and bedroom four is adjacent to the bathing facilities. These are split in to the bathroom with enamel roll top bath, wash hand basin, separate shower room and separate WC - all with attractive encaustic style tiling.

Outside, the block paved driveway allows off road car parking for at least four vehicles with a mature fore garden supporting a myriad of plants and shrubs. The garage has an electric door and the aforementioned access to the utility room. To the left hand elevation, a paved path leads round to the rear where there's a mainly lawned section with mature borders, corner patio, raised beds ideal for horticulture.







Please Note: The current owners original plan was to build on the land adjacent which they owned, plans then changed, they sold this land but made strict restrictions to what could be built there so it wouldn't detract from the main residence. The land was sold but no construction has occurred to date since its sale, designs of the pending property are available online.

To find the property, from the centre of East Leake proceed along the Main Street towards the village of Costock. Head into the village on Leake Road turning left just prior to the Generous Briton into Chapel Lane.

HALL 3.43m x 1.52m (11'4" x 5'0")

LOUNGE 4.80m x 3.55m (15'8" x 11'7")

SITTING ROOM 3.96m x 3.04m (13'0" x 10'0")

KITCHEN DINER 6.94m x 3.49m (22'10" x 11'6")

UTILITY ROOM 2.02m x 1.88m (6'7" x 6'2")

GROUND FLOOR WC 1.53m x 1.22m (5'0" x 4'0")

FIRST FLOOR LANDING 5.00m x 1.47m (16'5" x 4'10")

INNER LANDING 2.22m x 0.86m (7'4" x 2'10")

BEDROOM ONE 4.75m x 3.60m (15'7" x 11'10")



EN-SUITE 2.00m x 0.81m (6'7" x 2'8")

BEDROOM TWO 4.38m x 3.27m (14'5" x 10'8")

BEDROOM THREE 4.00m x 3.05m (13'1" x 10'0")

BEDROOM FOUR 3.31m x 2.51m (10'11" x 8'2")

BATHROOM 2.71m x 1.82m (8'11" x 6'0")

SHOWER ROOM 1.79m x 0.77m (5'11" x 2'6")

SEPARATE WC 1.86m x 0.79m (6'1" x 2'7")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band F

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.





Ground Floor

Approx. 89.3 sq. metres (961.5 sq. feet)



First Floor

Approx. 77.0 sq. metres (828.7 sq. feet)



Total area: approx. 166.3 sq. metres (1790.2 sq. feet)

