



Chapel Close, Gotham



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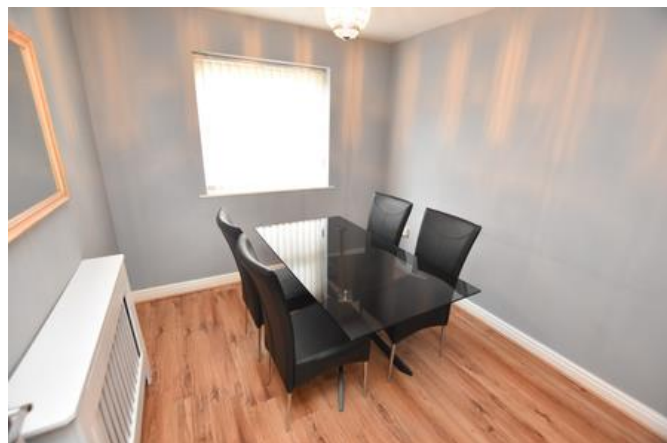


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### Offers Over £340,000

- DETACHED HOME
- FOUR DOUBLE BEDROOMS
- FEATURE KITCHEN
- UPGRADED BATHROOM
- DECEPTIVE LAYOUT
- NICELY SIZED GARDEN
- FREEHOLD
- EPC rating C





This substantial four double bedroomed detached family home is an impressive 1430 square feet in size when including the garage and occupies a nice sized plot in a central position within Gotham village. Gotham has excellent communication links and its own facilities with proximity to Nottingham and Leicester along with the Parkway railway station and the M1/M42.

The actual property has benefitted from upgrades to both the kitchen and the bathroom which are features of the property and this combined with the size should appeal to the purchaser.

Initially on entry there's a spacious hallway which has a useful under stairs cupboard. The lounge is to the rear and has matching flooring to that of the hall, with patio doors out to the decking and with a real flame effect gas fire which is a focal point of the room with polished stone hearth and back.

The dining room is open to interpretation with regards its use and could be a family room/study/office etc and adjacent to this is the ground floor wc. The aforementioned feature kitchen has quality appliances with Neff double oven and grill along with hob with extractor hood above, also a built in dishwasher and fridge freezer along with washing machine and wine cooler. The storage cupboard units are in a light grey finish with contrasting polished metal handles and useful double larder cupboard which has shelving and drawers. The work surface is quartz with matching splashback completing the luxuriant feel. There is under lighting beneath the cupboards, recessed LED lighting to the ceiling and a vertical designer radiator.



To the first floor the landing is also spacious and has a roof space access hatch. Bedroom one is above the lounge and has an en-suite with a mains shower within the cubicle, bedroom two is adjacent and is an impressive size. Bedroom three is to the front and the fourth is next to this having a rebate for a wardrobe with a front aspect window and view over the block paved driveway.

The bathroom has been refitted, having a spa bath which has LED lighting, with both angle poised rainhead and hand held shower fittings respectively. A hidden cistern wc, wash hand basin with double cupboard beneath and a circular heated mirror.

Outside the block paved driveway provides off road car parking and work in conjunction with the garage at the rear, there is the aforementioned decking beyond the lounge and a mainly lawned garden with summerhouse. The garden is fully enclosed by timber fencing some of which has upper trellis work. The property is sold with no upward chain.





**LOUNGE** 4.77m x 3.25m (15'7" x 10'8")

**DINING ROOM** 2.88m x 2.68m (9'5" x 8'10")

**KITCHEN** 3.54m x 3.53m (11'7" x 11'7")

**GROUND FLOOR WC** 1.58m x 0.98m (5'2" x 3'2")

**FIRST FLOOR LANDING** 2.13m x 2.06m (7'0" x 6'10")

**BEDROOM ONE** 4.60m x 3.33m (15'1" x 10'11")

**EN-SUITE** 2.30m x 0.98m (7'6" x 3'2")

**BEDROOM TWO** 3.55m x 3.50m (11'7" x 11'6")

**BEDROOM THREE** 4.05m x 3.24m (13'4" x 10'7")

**BEDROOM FOUR** 3.59m x 2.99m (11'10" x 9'10")

**BATHROOM** 2.64m x 1.59m (8'8" x 5'2")





## 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 D.

## DISCLAIMER

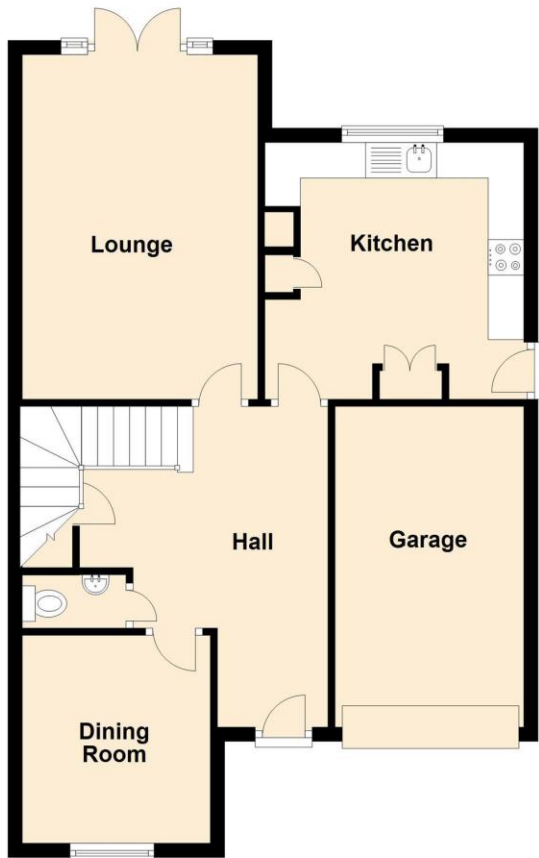
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

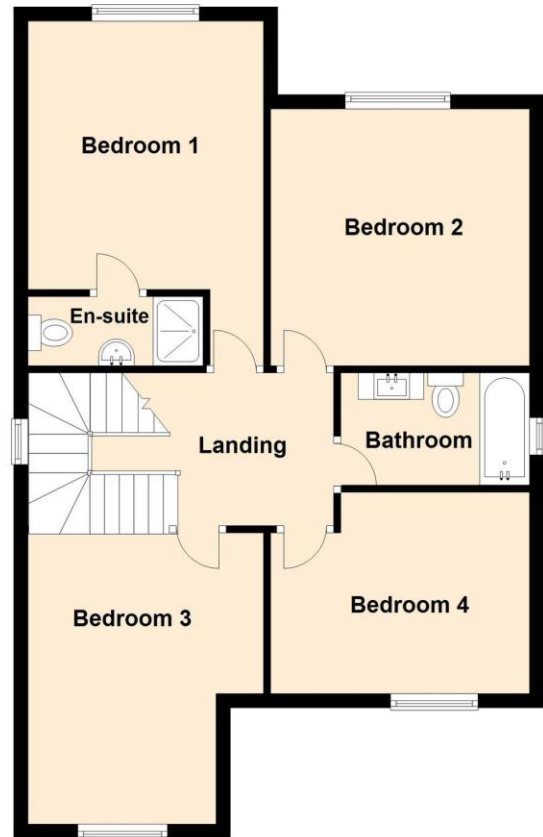
### Ground Floor

Approx. 66.2 sq. metres (712.6 sq. feet)



### First Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



Total area: approx. 132.9 sq. metres (1431.0 sq. feet)





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