



Manor Close, Costock



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£470,000

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### Key Features

- EXTENDED DETACHED PROPERTY
- VERSATILE LIVING
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN
- MASTER EN-SUITE SHOWER ROOM S
- EPC rating D
- FREEHOLD





A versatile and stylishly finished extended detached family home occupying this highly convenient semi rural village location offering swift access for commuting towards Nottingham, the A46 and nearby East Midlands Airport etc.

The property would make a great home for the young and growing family, offering bright and airy living with large windows throughout and extensive driveway with plenty of parking.

Enter through the side hallway with modern wood laminate flooring, handy storage cupboard and ground floor wc and into the rear facing generous lounge centred around a central living flame effect gas fire and with sliding patio doors leading out in to the garden ideal for summer entertaining.

Double doors from the lounge lead in to the contemporary dining kitchen with space for a dining table or sofa arrangement along with a quality solid oak painted shaker style range of base, drawers and eye level units with granite work surfaces, integrated Bosch stainless steel electric double oven, five ring gas hob and extractor, plumbing for a dishwasher, space for an upright fridge freezer, pantry cupboard and under stairs storage cupboard along with ceramic tiled flooring and ceiling spotlights.

Off the hallway is the utility room with plumbing for washing machine, space for a tumble dryer, additional sink and cupboards and with access through to a separate family room/study. The family room could lend itself to use as a home office, occasional bedroom or garden room with a door leading directly out to the rear.

Upstairs there are five bedrooms, four double with the master having a range of fitted wardrobes with sliding mirrored doors and a stylish en-suite shower room with triple sized shower enclosure, glass shower screen and mixer shower having a rain style shower head with separate attachment, chrome heated towel radiator, shaver point, ceiling spotlights, extractor and window.

Four of the five bedrooms have fitted wardrobes whilst the family bathroom completes the accommodation and has over bath mixer shower with glass shower screen, chrome heated towel radiator, extractor and window.

To the outside, the extensive gravelled driveway offers parking for approximately six to seven cars with a sweeping front lawn and mature hedges and trees screening the property from the road which is set back and almost opposite the village primary school. The undersized garage offers plenty of storage and will be suitable for motorcycles etc and there is gated access to the side leading around to a broad fully enclosed rear lawn garden with paved patio and space for a garden shed.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a Baxi combination boiler located in the hall storage cupboard.

To find the property, proceed from East Leake village centre heading out on Main Street and on to Costock Road leaving the village and eventually entering Costock on Leake Road where the property is situated on the left hand side on the corner of Manor Close as identified by the agents 'For Sale' board.











ENTRANCE HALL 0.94m x 2m (3'1" x 6'7")

GROUND FLOOR WC 1.28m x 2.06m (4'2" x 6'10")

LOUNGE 3.63m x 7.31m (11'11" x 24'0")

DINING KITCHEN 3.02m x 6.19m (9'11" x 20'4")

UTILITY ROOM 1.79m x 3.03m (5'11" x 9'11")

FAMILY ROOM/STUDY 2.81m x 4.43m (9'2" x 14'6")

BEDROOM ONE 3.05m x 4.43m (10'0" x 14'6")

EN-SUITE SHOWER ROOM 1.58m x 3.15m (5'2" x 10'4")

BEDROOM TWO 3m x 4.16m (9'10" x 13'7")

BEDROOM THREE 2.71m x 3.76m (8'11" x 12'4")

BEDROOM FOUR 2.71m x 2.76m (8'11" x 9'1")

BEDROOM FIVE 2.07m x 3.01m (6'10" x 9'11")

FAMILY BATHROOM 1.76m x 2.66m (5'10" x 8'8")

UNDERSIZE GARAGE 2.54m x 3.23m (8'4" x 10'7")



## 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 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.

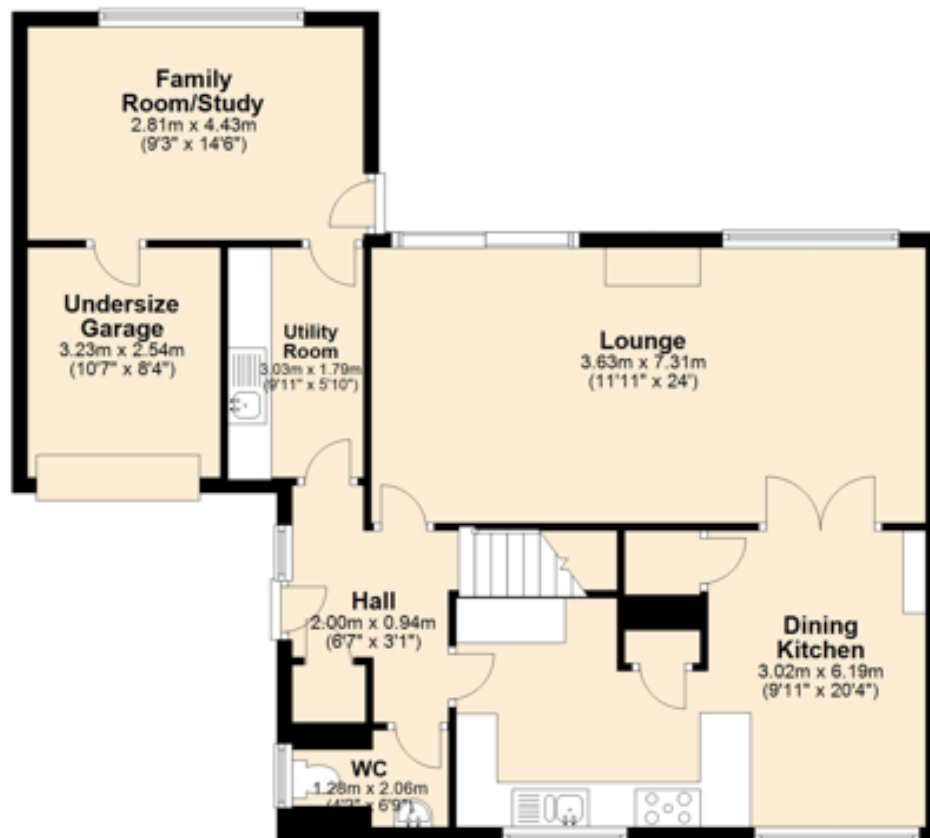






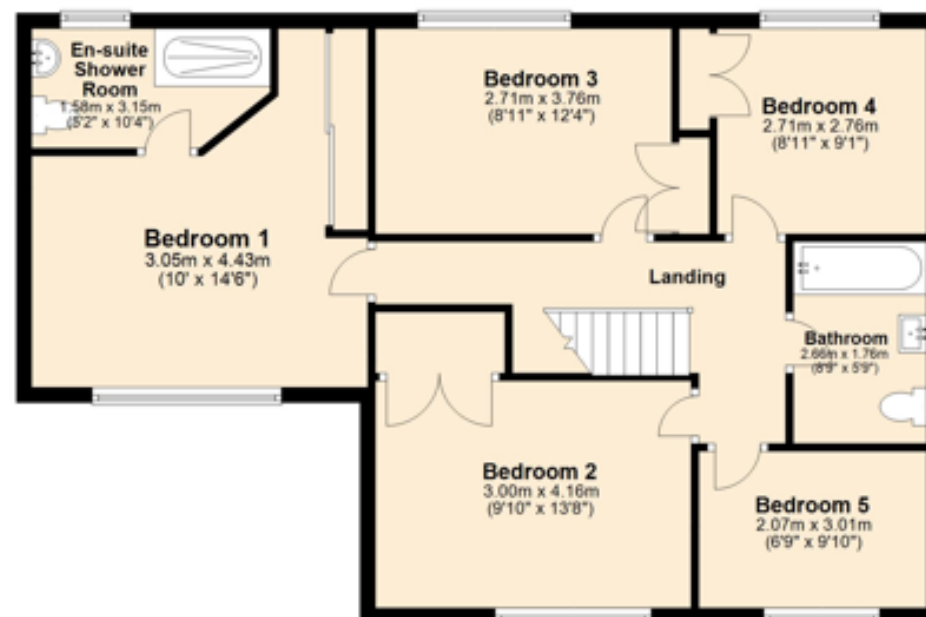
## Ground Floor

Approx. 87.8 sq. metres (944.7 sq. feet)



## First Floor

Approx. 77.0 sq. metres (828.4 sq. feet)



Total area: approx. 164.7 sq. metres (1773.1 sq. feet)



