



Meadow End, Gotham



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# £615,000

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## Key Features

- DETACHED PERIOD RESIDENCE
- FIVE BEDROOMS
- 2130 SQUARE FEET
- SOLAR PANELS
- SECLUDED POSITION
- COMMUTER LINKS
- EPC rating C
- FREEHOLD





This individual five bedroom period detached residence sits on a good sized plot and has accommodation spanning some 2,130 square feet. Originally three separate cottages, the property is unrecognisable from its original construction with many improvements and enhancements to create an individual period family residence within the heart of Gotham village which has excellent communication links to Nottingham, Parkway Railway Station, the M1, M42, East Midlands Airport etc.

On entering the property, the well lit hallway broadens, there is a glass balustrade to the stairs, glass window to the dining room and a double sided fireplace. The lounge itself has a dual aspect with doors out to the garden, plinth shelving and recessed LED lights illuminate providing a contemporary feel.

Glazed oak internal doors provide access to the dining room which has its own decorative fireplace and behind this is the separate sitting room which is open to interpretation with regards its use and could be a family room etc.

The modern kitchen has two Siemens ovens and there is also an induction hob with extractor hood above. A comprehensive range of storage cupboard units, built in dishwasher and fridge and LED lights illuminating. The quartz work surfaces have matching splashbacks.

The utility room has a partially vaulted ceiling with two Velux roof lights, a rear access door, further work surface space, plumbing for a washing machine, space for a tumble dryer and a Belfast sink unit. Tiled floor continues to the additional front entrance and there is also a ground floor WC with Velux roof light.

At first floor, there are five bedrooms, four doubles and a good sized fifth which is currently used as a study/office.

Bedroom one is to the front having built in furniture and an en-suite. Bedroom two has the same orientation with a dual aspect, bedroom three also has dual aspect and a sink unit whilst bedroom four is in the opposite corner with side and rear elevation windows. Bedroom five has storage over the stairs, glazing to the staircase and built in shelving.

The main bathroom has a four piece suite with shower cubicle, bath, wash hand basin and hidden cistern WC. A floor to ceiling cupboard discreetly houses the Worcester central heating boiler with hot water cylinder below. Adjacent to the bathroom is a separate WC.

Outside, the block paved driveway provides generous parking facility, this leads to the garage which is broad in its extent and has an electrically operated door. The mature gardens are yet another feature of the property with lawn sections, summer house, raised beds and a multitude of apple trees with a timber arbour central to the garden. The office has its own RCD, heating and insulation and is ideal for those working from home.

Special note: The solar panels were installed when a favourable tariff was available, these generate over £2400 income per year, tax free and index linked as well as providing free electricity until 2033. (by negotiation).

A very rare opportunity indeed and viewing is essential to fully appreciate the location and size of garden on offer.









HALL 6.11m x 2.53m (20'0" x 8'4")

LOUNGE 6m x 4.17m (19'8" x 13'8")

DINING ROOM 4.11m x 3.48m (13'6" x 11'5")

SITTING ROOM 4.07m x 3.68m (13'5" x 12'1")

KITCHEN 4.16m x 3.49m (13'7" x 11'6")

UTILITY ROOM 6.42m x 2.71m (21'1" x 8'11")

GROUND FLOOR WC 2.36m x 1.05m (7'8" x 3'5")

BEDROOM ONE 4.12m x 3.53m (13'6" x 11'7")

EN-SUITE 2.84m x 1.09m (9'4" x 3'7")

BEDROOM TWO 4.21m x 3.51m (13'10" x 11'6")

BEDROOM THREE 4.1m x 3.51m (13'6" x 11'6")

BEDROOM FOUR 3.76m x 2.33m (12'4" x 7'7")

BEDROOM FIVE 3.53m x 2.42m (11'7" x 7'11")

BATHROOM 3.77m x 2.38m (12'5" x 7'10")

SEPARATE WC 1.51m x 1.29m (5'0" x 4'2")



## TO FIND THE PROPERTY

To find the property, from East Leake village centre proceed along Gotham, Road, pass Rushcliffe Golf course and head towards the village of Gotham. On entering the village negotiate Leake Road, after the elbow bend continue along Nottingham Road, turn right on to Meadow End, follow this to its full extent, the property is then situated on the left hand side near to the converted chapel.

## 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.

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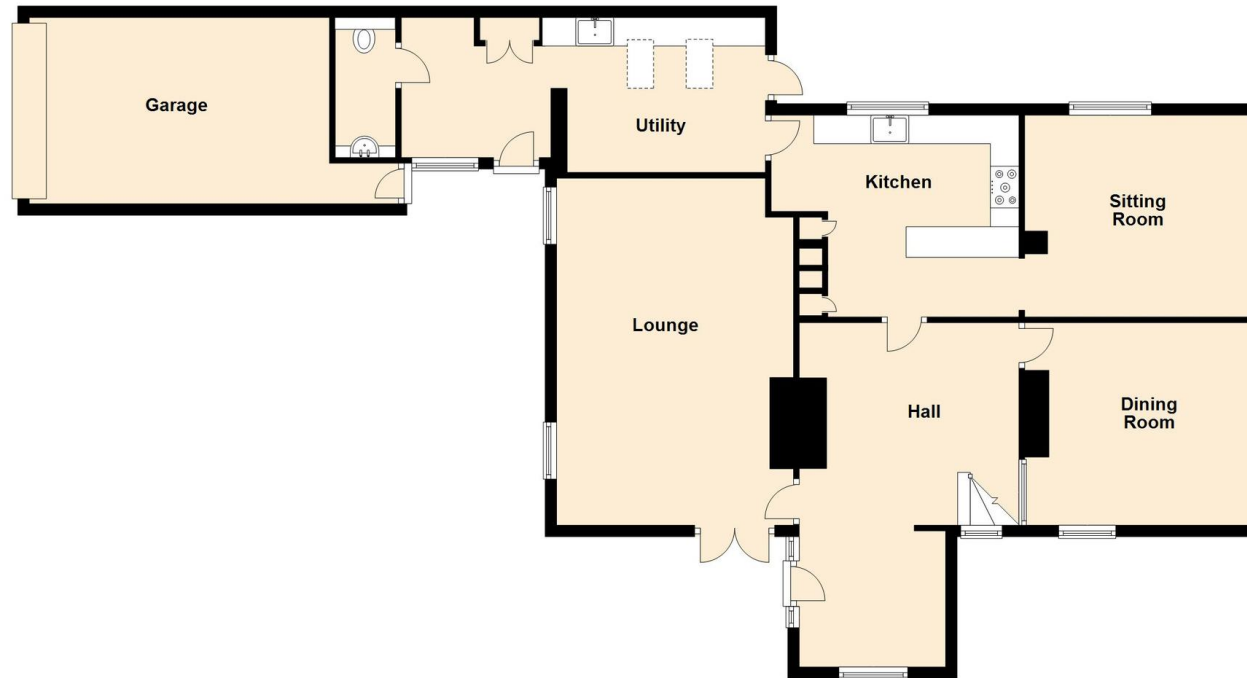






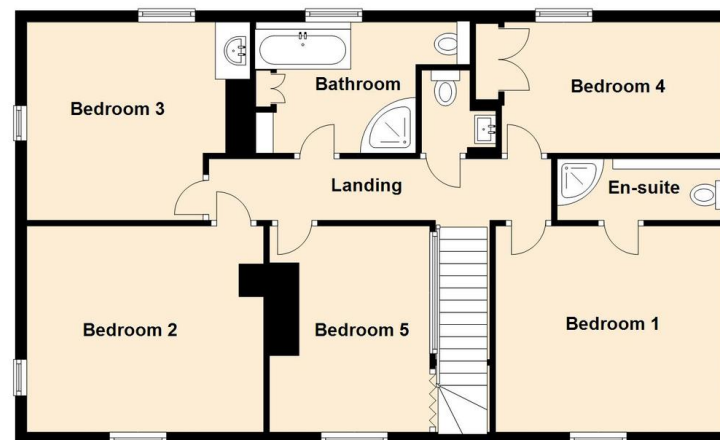
### Ground Floor

Approx. 125.2 sq. metres (1347.6 sq. feet)



### First Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



Total area: approx. 213.1 sq. metres (2293.9 sq. feet)



