

FOR SALE

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**LANESIDE, LOMBARD STREET, ORSTON,
NOTTINGHAMSHIRE NG13 9NG**

OFFERS OVER £525,000

LANESIDE, LOMBARD STREET, ORSTON, NOTTINGHAMSHIRE NG13 9NG

NO UPWARD CHAIN!

An excellent opportunity to acquire a modern individual detached family orientated home which has undergone a significant level of refurbishment and modernisation and is situated on a delightful established plot with gardens to three sides, a large driveway and double garage, right at the heart of this popular and much requested village.

The property is set back from Lombard Street behind an established frontage with beautifully tended gardens and overlooking neighbouring paddock land to the rear. Following a significant level of refurbishment in 2006, finished to a high standard, with high quality fixtures and fittings including contemporary ensuite to the master bedroom, main family bathroom and ground floor cloaks. In addition, the kitchen has been beautifully finished with a range of bespoke wall, base and drawer units with black granite quartz work surfaces.

The property offers two main reception rooms with an additional sun room which gives further flexible reception space and overlooks the rear courtyard. There are four good size bedrooms with the master benefitting from ensuite facilities. The property is neutrally decorated throughout, benefits from gas central heating and double glazing.

Viewing comes highly recommended to appreciate the accommodation on offer which, in brief, comprises a flexible dining hall, sitting room, ground floor cloakroom, kitchen, utility room, conservatory and the first floor landing leading to master bedroom with ensuite, three further bedrooms and family bathroom.

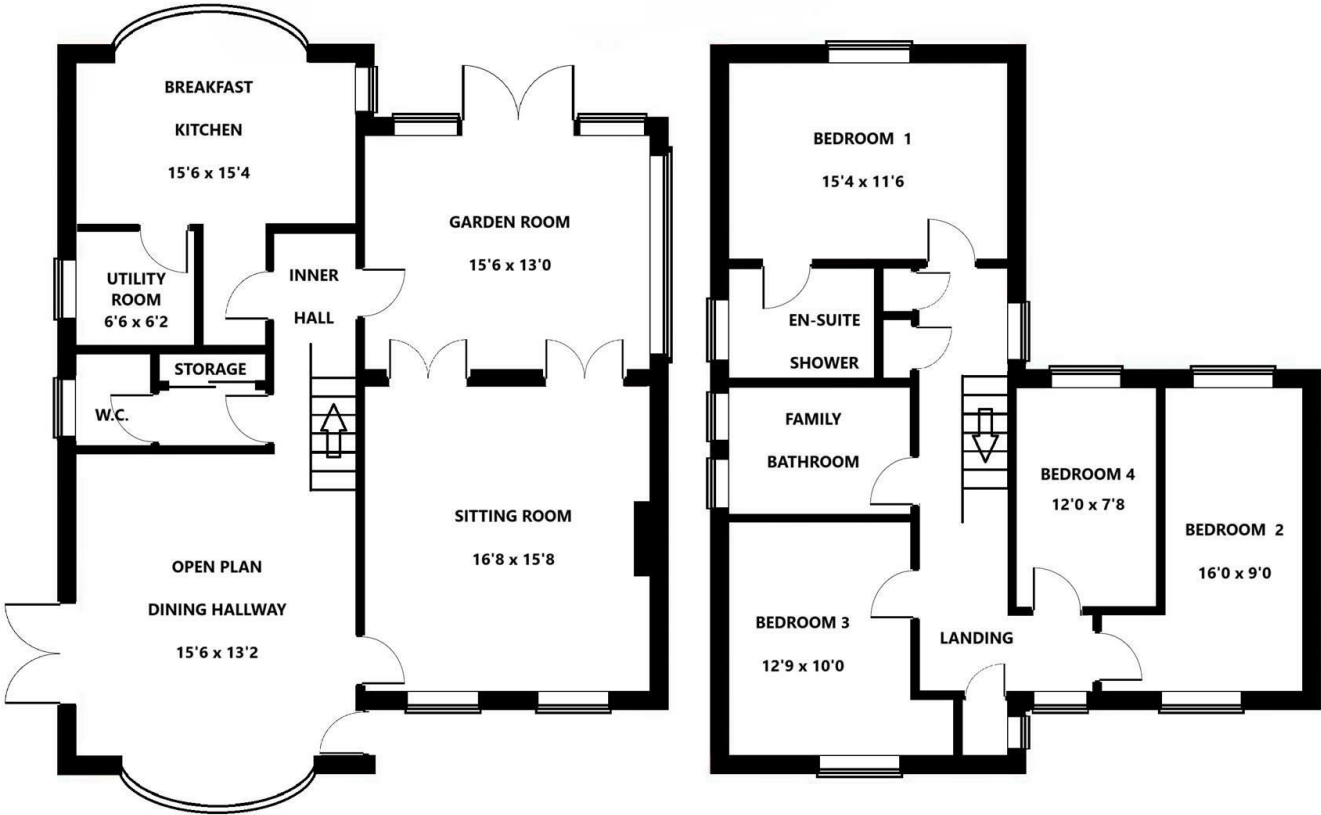
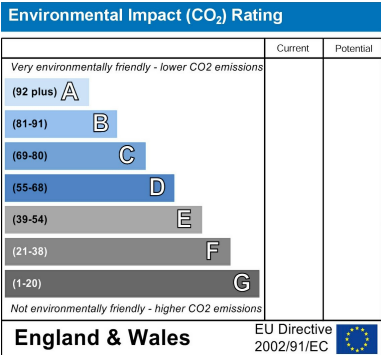
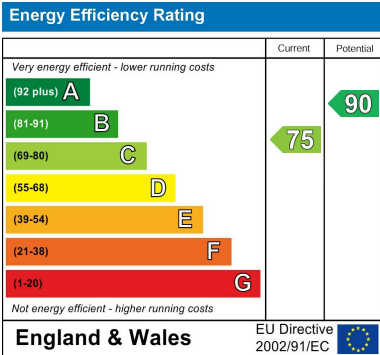


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. At the T junction, turn left onto the A52. Pass the turnings to Whatton and Aslockton on the left. Continue for some distance until eventually reaching Elton. Turn left at the crossroads as directed to Orston. After approximately one mile bear left into Orston and continue down Hill Road. Bear left again into Lombard Street with Laneside being be found on the left hand side, clearly denoted by our For Sale board.

For Sat Nav use Post Code: **NG13 9NG**

Council Tax Band

F



Orston is a highly regarded village with a thriving community and is well placed for the larger market town of Bingham. The property is likely to particularly appeal to families taking into account the village school's recent GOOD Ofsted rating. Amenities include the highly regarded primary school, public house, church, and local equestrian facilities. The nearby market towns of Bingham, Newark and Grantham offer further facilities and the village is ideally placed for commuting via the A52 or A46 to the cities of Nottingham and Leicester, with good road access to the A1 and M1. From Grantham station there is a high speed train to King's Cross in just over an hour.



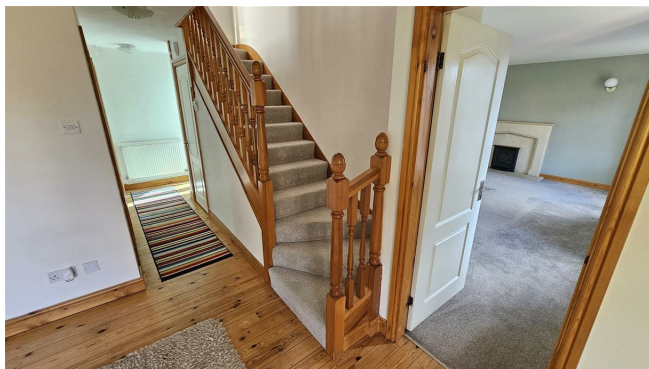
Composite and double glazed entrance door (January 2024) into the

OPEN PLAN DINING HALL

15'6 x 13'2 (4.72m x 4.01m)

A delightful and well proportioned initial reception room which offers flexible space, currently utilised as a dining room but could be used as a second sitting room. Providing a considerable amount of light having windows to two elevations, attractive varnished pine floorboards and skirting, central heating radiator, spindle balustrade turning staircase rising to the first floor, useful understairs storage cupboard, double glazed bay window to the front elevation and double glazed double doors leading on to the rear garden. A further door leads through to the:





SITTING ROOM

16'8 x 15'8 (5.08m x 4.78m)

A further well proportioned reception room, again offering a wealth of light from both the front and rear elevations, with the centrepiece being an attractive dressed stone Minster style fire surround and hearth with inset solid fuel stove, central heating radiator, two pairs of double glazed double doors leading into the Sun Room and two double glazed windows overlooking the front garden.

Returning to the dining hall, this leads through to an:





INNER HALLWAY

10'8 x 5'0 (3.25m x 1.52m)

with a continuation of the varnished pine floorboards. A useful space with a built-in storage cupboard with hanging rail and overhead cupboard, continuation of the stripped pine skirting and floor, central heating radiator and door to the

BREAKFAST KITCHEN

15'6 x 10'0 (4.72m x 3.05m)

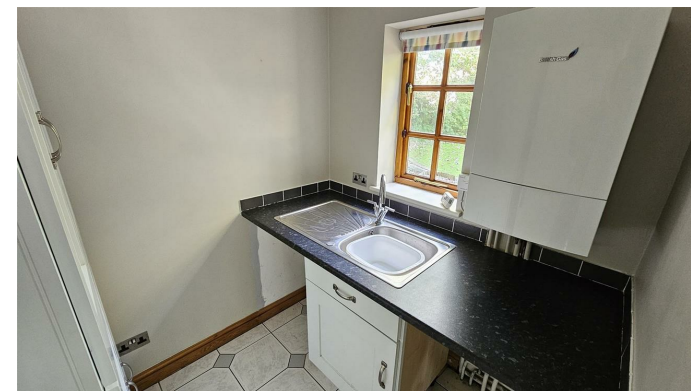
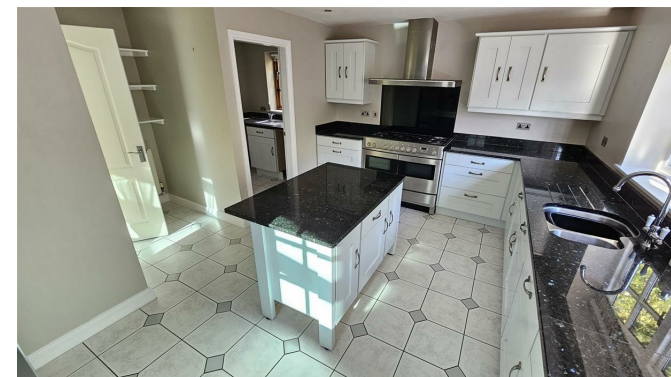
Beautifully appointed having a superb range of contemporary wall, base and drawer units, glass fronted display cabinets with pewter effect fittings, attractive black granite quartz work surfaces, complementing central island unit, under mounted Franke one and half bowl stainless steel sink unit with brushed metal swan neck mixer tap and black granite quartz splashbacks. Space for a free standing gas or electric range with contemporary stainless steel and glass chimney hood and splashback over, under unit lighting, inset downlighters to the ceiling, ample room for free standing breakfast table, ceramic tiled floor, deep pine skirting, double glazed windows to both the side and rear elevations.



UTILITY ROOM

6'0 x 6'0 (1.83m x 1.83m)

Again, beautifully fitted with a range of base units and three quarter height larder unit complementing the main kitchen, rolled edge work surface with inset stainless steel sink and drainer unit with chrome mixer tap, ceramic tiled splashbacks, wall mounted Worcester Bosch gas central heating boiler, plumbing for washing machine, continuation of the tiled floor, ceiling light point and double glazed window overlooking the garden.





CLOAKROOM / W.C.

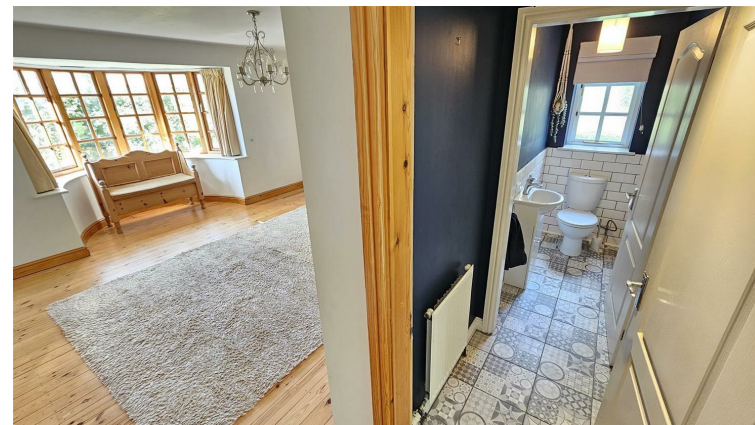
with a contemporary two piece white suite comprising a pedestal wash basin with chrome mixer tap and pop up waste, mirrored splashback, low flush W.C., feature tiled flooring, a double glazed window to the rear elevation.

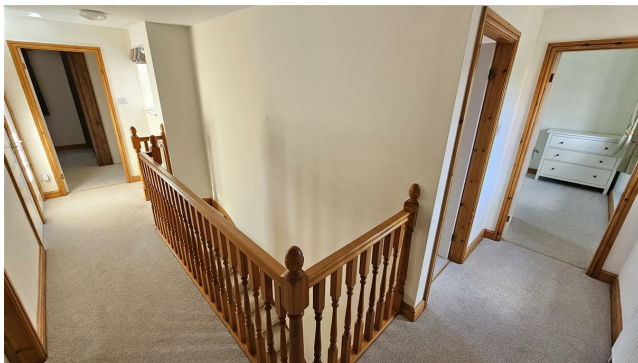
GARDEN ROOM

15'8 x 7'3 (4.78m x 2.21m)

A particularly useful addition to the property providing further flexible reception space being a particularly pleasant place to sit and leading out on to the rear terrace. With a pitched roof, central heating radiator, tiled floor with partial underfloor heating, two wall light points, UPVC double glazed 'tilt and turn' windows and UPVC double glazed double doors leading on to the rear garden.

Returning to the dining hall, a spindle balustrade staircase rises to the L shaped





GALLERIED LANDING

with two useful built in airing/cloaks cupboards, two central heating radiators, double glazed windows to both side and front elevations, useful walk-in Storage cupboard 3'9 x 2'9 and with ceiling light point and double glazed window to the side.

BEDROOM 1

15'3 x 11'3 (4.65m x 3.43m)

A well proportioned double bedroom benefitting from ensuite facilities and delightful views onto the rear garden. Deep pine skirting and architrave, central heating radiator, free-standing wardrobe, triple glazed window to the rear elevation and door to the



EN-SUITE SHOWER ROOM

Beautifully appointed with a refitted contemporary three piece white suite comprising P shaped shower enclosure with drying area and curved glass screen, chrome wall mounted shower mixer and independent handset, low flush W.C., pedestal wash hand basin with chrome mixer tap and pop up waste, back-lit mirror, stone effect tiled splashbacks with inset stone mosaic border, vertically mounted contemporary heated towel radiator, deep pine skirting, inset downlighters and extractor to the ceiling, double glazed window to the side elevation.





BEDROOM 2

15'8 x 8'9 (4.78m x 2.67m)

A further well proportioned double bedroom benefitting from views to both the front and rear elevations. With deep pine skirting, central heating radiator and double glazed windows.





BEDROOM 3

12'3 x 9'6 (3.73m x 2.90m)

Providing attractive views across Lombard Street onto adjacent properties and their pantile roofs. Deep pine skirting, central heating radiator, useful alcove and double glazed window to the front elevation.

BEDROOM 4

11'8 x 7'8 (3.56m x 2.34m)

with deep pine skirting, central heating radiator and triple glazed window overlooking the rear garden.



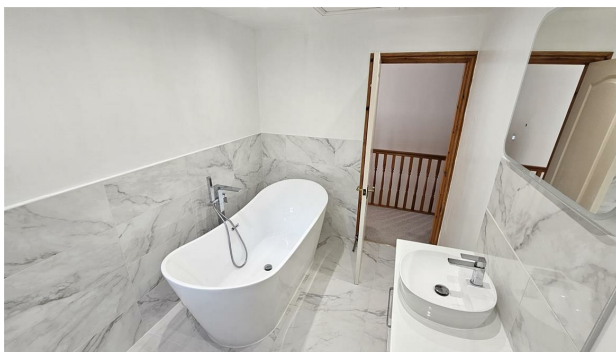


BATHROOM

Appointed with a superb three piece contemporary white suite with a feature double-ended bath with block tap and shower mixer handset over, low flush W.C., wash hand basin with chrome mixer tap and pop up waste and drawer under, ceramic tiled splashbacks, contemporary heated towel radiator, inset downlighters and extractor to the ceiling, access to loft space, two double glazed windows to the side elevation.

OUTSIDE - FRONT & SIDE

The property is screened from the road by an established post and rail fence and hedged frontage adjacent to which is a large gravel driveway which extends the full length of the plot providing off road car standing for numerous vehicles and leading to the brick and pantile DOUBLE GARAGE with an up and over door.



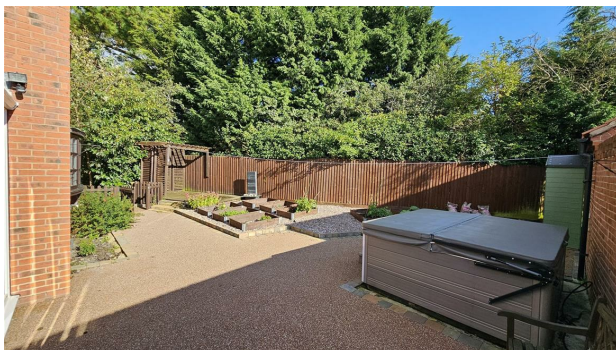


OUTSIDE - REAR

From the driveway, a timber gate gives access to a delightful enclosed resin courtyard area which offers a secluded place to sit and relax with private walled and fenced garden, raised beds and vegetable plots

OUTSIDE - MAIN GARDEN

The main garden lies to the side of the property which has been beautifully established over the years with well stocked borders, artificial lawn for ease of maintenance, area for summer house and leading on to a natural wooded area to the foot of the garden.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

