

FOR SALE

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**13 EASTHORPE LANE, REDMILE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 0GJ**

£280,000

13 EASTHORPE LANE, REDMILE, NOTTINGHAMSHIRE NG13 0GJ

A traditional semi-detached home occupying a mature and established plot with wonderful bucolic views across neighbouring Farmers' fields at the rear and towards Belvoir Castle at the front.

This three bedroom home offers an excellent level of usual accommodation with the bonus of additional storage rooms, a downstairs cloakroom / W.C. - perfect for a wide range of prospective purchasers including professional couples, young families but also possibly those downsizing from considerably larger dwellings requiring an easy to maintain home within this very popular village.

The potential for further additions is clear to see, especially as the property next door has seen an impressive extension to create the enviable home of space, space and more space....

There is no doubt one of the main selling features of the property is its attractive location situated towards the edge of this popular village with plenty of neighbouring fields for dog walks and fresh air, as well as a delightful and enclosed garden to the rear.

The property is being offered with the benefit of NO CHAIN for those wishing for a speedy completion. Although the Post Code is classed as Nottinghamshire, please note that the property falls within the Melton Mowbray Borough Council of Leicestershire.

If you are seeking the 'away from it all' benefits provided by village life and yet still want to be within striking distance of Nottingham City Centre, to exchange the sounds of sirens with bird song, 13 Easthorpe Lane should be high on your viewing list!



DIRECTIONAL NOTE Please use the Post Code of NG13 0GJ and the property will be found on the left hand side, towards the end of this rural country Lane, clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 0GJ

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Council Tax Band

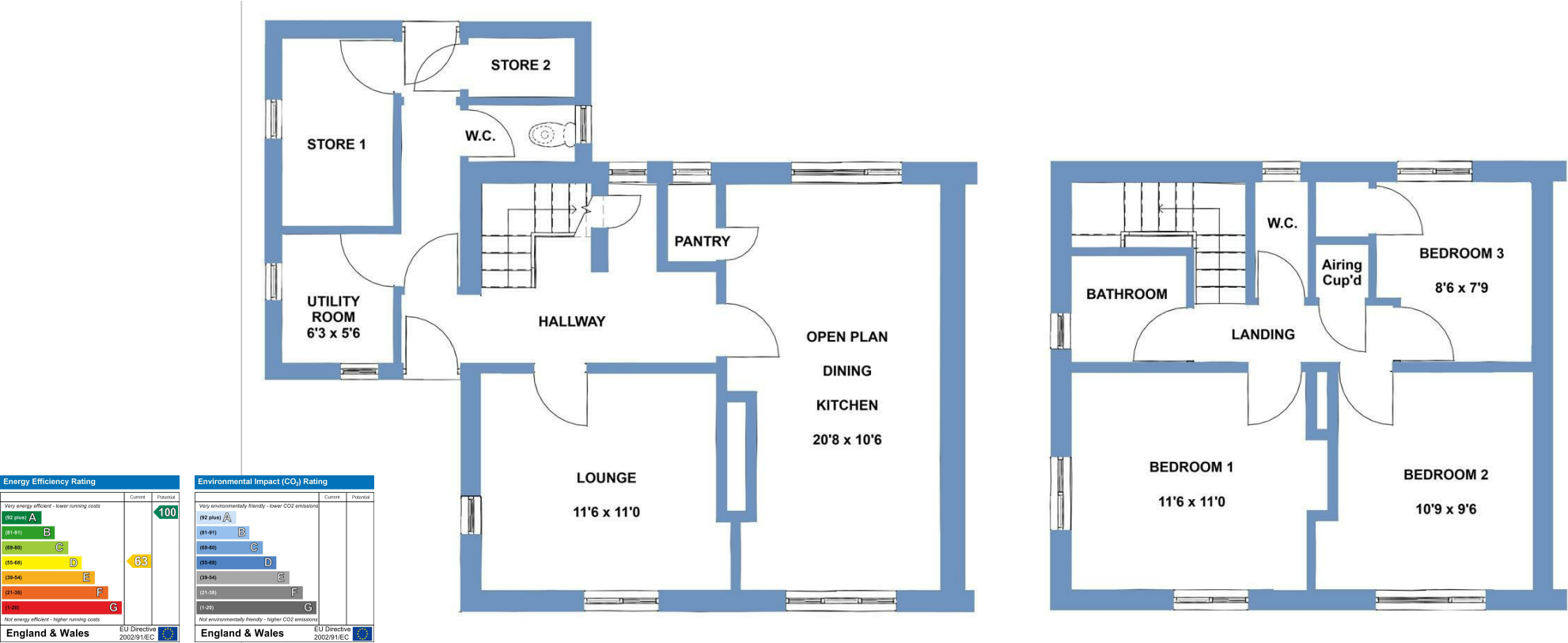
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Nestled in the heart of the picturesque Vale of Belvoir, Redmile offers an idyllic village setting that seamlessly blends tranquility with a vibrant community spirit. This highly sought-after Nottinghamshire location boasts stunning countryside views, charming period properties, and a welcoming atmosphere that makes it the perfect place to call home.

Imagine waking up to the gentle sounds of nature, stepping out into leafy lanes, and enjoying leisurely strolls through rolling fields and the lazy walks along the canal that runs through the village. Redmile provides a true escape from the hustle and bustle of city life, offering a slower pace and a strong sense of belonging.

The village itself is well-served by a popular local pub, The Windmill Inn, a historic church, and a thriving primary school, fostering a close-knit community that actively participates in village events and activities. For more extensive amenities and shopping, the market towns of Melton Mowbray and Grantham are just a short drive away, offering a range of shops, restaurants, and leisure facilities, as well as excellent transport links including train stations with direct lines to London. Redmile is ideally positioned for those who appreciate the outdoors. The surrounding countryside offers a wealth of opportunities for walking, cycling, and horse riding, with numerous public footpaths and bridleways to explore. The iconic Belvoir Castle, with its stunning gardens and events, is also within easy reach.

Whether you're looking for a characterful cottage, a spacious family home, or a peaceful retreat, Redmile offers a unique opportunity to embrace a truly desirable village lifestyle. Don't miss your chance to become part of this thriving and beautiful Nottinghamshire community.





Composite and double glazed entrance door into the

HALLWAY

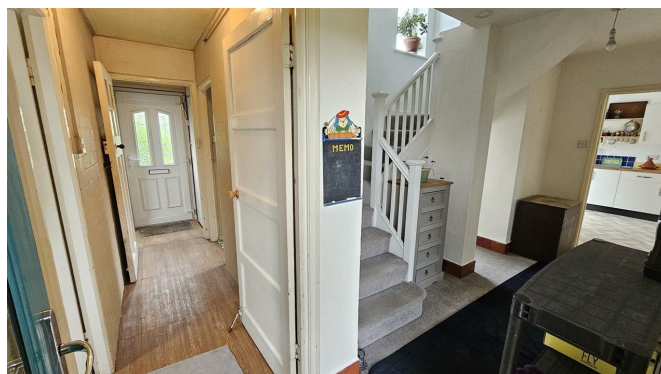
15'6 x 8'0 (4.72m x 2.44m)

with wood effect and carpeted flooring, understairs storage, central heating radiator, double glazed window to the rear aspect and staircase rising to the first floor.

OPEN PLAN DINING KITCHEN

20'8 x 10'6 (6.30m x 3.20m)

with wooden base units with butcher's block style worktops, stainless steel sink with mixer tap, fitted electric cooker and dishwasher, room for a fridge freezer, and a door to the pantry with a window to the rear. Double glazed double doors leading to the patio area of the rear garden.





DINING AREA

with a double glazed window overlooking the front garden.

LOUNGE

11'6 x 11'0 (3.51m x 3.35m)

with a central heating radiator and a double glazed window to the front and side. A feature fireplace with a hearth and surround. Picture rail.





REAR HALLWAY / PORCH

accessed from the main entrance hallway, there is door to the rear to the garden and doors leading to the following;

UTILITY ROOM

6'3 x 5'6 (1.91m x 1.68m)

Double glazed windows to the front and side, inset ceramic sink, plumbing for a washing machine. Wall mounted central heating boiler.

CLOAKROOM / W.C.

with a double glazed window to the side and a high flush W.C.

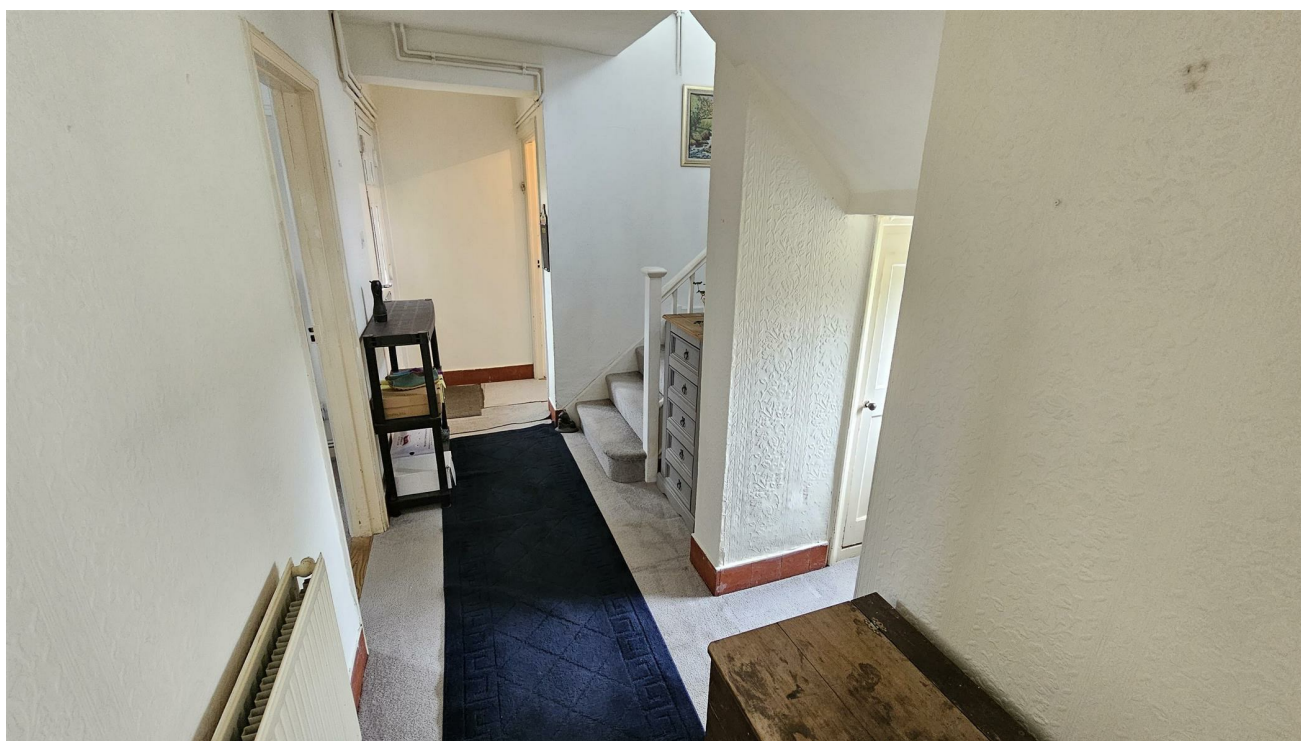
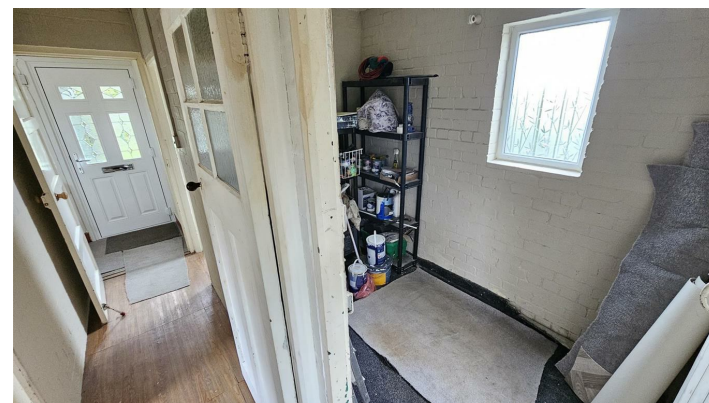
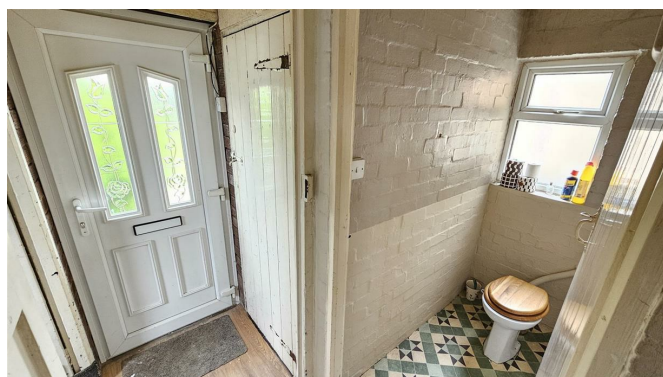
STORAGE ROOM 1

9'3 x 5'6 (2.82m x 1.68m)

a very useful storage area with a double glazed window to the side.

STORAGE ROOM 2

perfect for the storage of garden equipment.





LANDING

with a double glazed window to the front and carpeted flooring. Airing cupboard. Loft hatch providing access to a substantial loft space - with potential for further development.

BEDROOM 1

11'6 x 11'0 (3.51m x 3.35m)

with a double glazed window to the front, looking towards Belvoir Castle and a further side window. a central heating radiator. Built-in wardrobe.



BATHROOM

a panelled bath with shower over, a pedestal wash hand basin and a double glazed window to the side elevation. Central heating radiator.



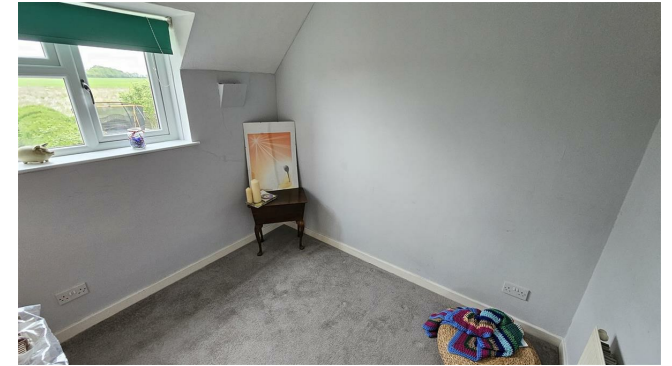


BEDROOM 2

10'9 x 9'6 (3.28m x 2.90m)
with a double glazed window to the front looking
towards Belvoir Castle. A central heating
radiator and a built-in wardrobe.

BEDROOM 3

8'6 x 7'9 (2.59m x 2.36m)
with a double glazed window to the rear and a
central heating radiator. Built-in wardrobe.





SEPARATE W.C.

with a double glazed window to the rear and a high flush W.C.

OUTSIDE - FRONT

The property is located towards the end of the Easthorpe Lane cul-de-sac with an open driveway providing off-road parking with attractive and very established frontage providing privacy via the mature hedging.

OUTSIDE - REAR

The rear garden is a true delight! It is a typical Olde English haven of tranquility and includes a lawn with mature, well established hedging borders and feature tree at the head of garden – perfect - growing beds and a bucolic view across neighbouring farmers' fields.







Steve Pritchett

Please contact us for a FREE discussion on our services

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