



Spring Lane,
Flintham, NG23 5LB



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£850,000**

Offered to the market is this beautiful, Detached Character home dating back to the 1800's enjoying a tranquil setting located outside the desirable village of Flintham with countryside views. This spacious family home offers light and bright accommodation comprising: Entrance porch, reception hall, living room, dining room, family room / snug, kitchen diner, utility room and downstairs toilet. Upstairs the staircase splits to the master bedroom with en-suite and a second staircase leads to four further double bedrooms and a family shower room. There is a double garage and A range of brick and pantile outbuildings, landscaped gardens and driveway with electric vehicle gates all set within approximately 0.3 of an Acre. EPC – E. Council Tax Band – E. Freehold.

Reception Hall / Office

10'4" x 12'3" (3.16 x 3.75)

A Welcoming Reception Hall currently being used as a home office space by the current vendors with solid wooden double glazed window to the side elevation, French doors leading out to the Rear Garden, Engineered Oak flooring, vaulted beamed ceiling, wooden door to the Living Room and solid wooden front door.



Living Room

14'11" x 22'4" (4.56 x 6.82)

A generously proportioned Reception Room with solid wooden double glazed window and French doors leading out to the Rear Garden and solid wooden double glazed window to the front elevation, Feature log burning stove with built-in storage to alcoves, Engineered wood flooring, television point and open through to the Kitchen Diner.

Kitchen Diner

15'3" max x 22'9" max (4.66 max x 6.95 max)

Fitted with a good range of solid wooden base and wall mounted units with work surface over, inset composite sink and drainer with mixer tap, space and plumbing for dishwasher, space for range cooker, space for American fridge freezer and space for wine fridge, tiled flooring stairs leading up to the first floor, solid wooden and glazed door to the Dining Room and solid wooden door to the Utility Room.

Utility Room

13'5" max x 8'11" max (4.11 max x 2.74 max)

Fitted with a good range of base and wall mounted units with work surface over, inset ceramic sink and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, solid wooden door to the side elevation and solid wooden double glazed window to the rear elevation, solid wooden doors to the Ground Floor W.C. and Family Room / Snug.

Ground Floor W.C.

Continuation of the tiled flooring, solid wooden double glazed window to the rear elevation and being fitted with a two piece suite comprising: W.C. and wash basin.

Family Room / Snug

10'8" x 12'0" (3.26 x 3.66)

Solid wooden double glazed windows to the front and side elevations, television point and wood effect laminate flooring.

Dining Room

21'1" x 13'0" (6.43 x 3.97)

A light and bright spacious room with solid wooden double glazed windows to the rear and side elevations and two sets of French doors leading out to the Gardens, tiled flooring, feature open fireplace, beamed ceiling and cupboard housing the oil central heating boiler.

Staircase

Rising from the Kitchen Diner with solid wooden double glazed window to the side elevation and being of split level with one side leading to the Master Bedroom Suite and the other to the further Four double Bedrooms and Family Shower Room.

Master Bedroom

14'1" x 13'1" (4.31 x 3.99)

Solid wooden double glazed windows to two elevations one overlooking the rolling countryside beyond, vaulted beamed ceiling, built-in bedroom furniture and wardrobes and solid wooden door to the En-Suite

En-Suite

7'0" x 9'9" (2.15 x 2.98)

Fitted with a four piece suite comprising: W.C., wash basin, panel bath with shower rinser over and corner shower cubical with chrome rain shower and rinser over. Solid wooden double glazed window to the side elevation and cushion flooring.

Landing

With solid wooden doors to Bedrooms Two, Three, Four and Five and Family Shower Room.

Bedroom Two

12'0" x 15'0" max (3.66 x 4.59 max)

Solid wooden double glazed window to the front elevation, built-in wardrobe and wood effect laminate flooring.

Bedroom Three

12'0" x 15'1" max (3.67 x 4.60 max)

Solid wooden double glazed window to the front elevation, built-in wardrobe and wood effect laminate flooring.



Bedroom Four

12'0" x 13'9" (3.68 x 4.20)

Two double glazed Velux Skylights, Engineered Oak flooring and built-in eaves storage.

Bedroom Five

9'11" max x 14'11" max (3.03 max x 4.56 max)

Solid wooden double glazed window to the rear elevation and wood effect flooring.

Shower Room

6'9" max 10'7" (2.06 max 3.25)

A beautifully appointed contemporary Shower Room comprising: Wash basin set into a vanity storage unit, W.C. and corner shower cubical with black rain shower and rinser over, tiled flooring and walls with a feature ascent copper tiled wall and inset shelf, heated towel rail and cupboard housing the hot water cylinder.

Double Garage

18'11" x 18'8" (5.78 x 5.71)

Two garage doors to the front elevation, solid wooden and window to the side elevation, stairs leading to first floor storage area, light and power.

Outbuildings

There is a row of four brick built outbuildings with solid wooden doors ideal for storage, one with window and housed an original barkers stove and a covered area ideal for a log store.

Outside

This stunning detached home sits on approximately 0.3 of an Acre with countryside views and landscaped gardens laid to lawn, good sized patio area ideal for entertaining and alfresco dining, outside hot and cold taps, gravel driveway providing off street parking access via electric vehicle gates.

Agents Note

This property has oil central heating, mains water and electric and is on a septic tank.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>





Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

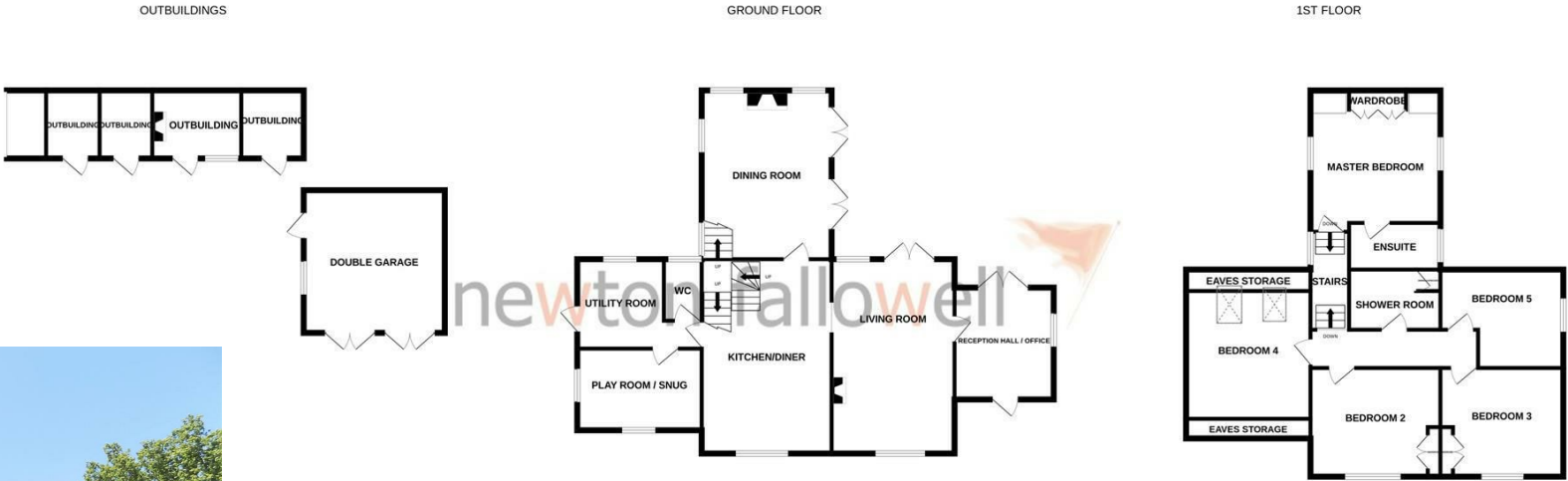
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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