



Woods Lane,
Flintham, NG23 5LR



Woods Lane, Flintham, NG23 5LR £775,000

Offered to the market is this spacious, Five Double Bedroom, Detached Family Home, Located down a peaceful private road with stunning views to the rear elevation in the heart of the desirable village of Flintham. Accommodation comprising: Entrance Hall, Living Room, contemporary open plan Living / Kitchen / Dining space with views over the Rear Garden, formal Dining Room, Snug, Home Office, Ground Floor W.C., Utility Room, Five Double Bedrooms, with Three En-Suites and Master also having a walk-in Dressing Room, Family Bathroom, Landscaped Gardens, sweeping gravel driveway and Detached Double Garage. EPC Rating – TBC. Council Tax Band – G. Freehold.

Entrance

Solid wooden front door into Entrance Hall.

Entrance Hall

A welcoming Reception Hall with uPVC double glazed window to the front elevation, stairs rising to first floor, wood effect laminate flooring, doors to Office, Living Room, Open Plan Living Kitchen Diner and open through to the Inner Hall.

Inner Hall

Continuation of the wood effect laminate flooring and doors to Snug, Dining Room and Ground Floor W.C.



Ground Floor W.C.

8'5" x 5'9" (2.57 x 1.76)

Fitted with a modern two piece suite comprising: W.C. and wash basin set onto a vanity storage unit, continuation of the wood effect laminate flooring, uPVC double glazed window to the front elevation and contemporary tiling to half wall.

Dining Room / Second Reception

13'11" x 15'5" (4.26 x 4.72)

UPVC double glazed window to the front elevation and television point.

Snug

14'0" max x 14'4" max (4.29 max x 4.37 max)

L-Shaped with uPVC double glazed windows to the front and side elevations.

Office

8'3" x 11'9" (2.54 x 3.59)

UPVC double glazed window to the front elevation and having built-in storage and shelving.

Living Room

13'11" x 21'5" (4.26 x 6.54)

A generously proportions Primary Reception room with uPVC double glazed bay window to the front elevation, television point, feature open fireplace and double doors leading into the Open Plan Living / Kitchen / Dining Room.

Open Plan Living / Kitchen / Dining Room

18'11" max x 30'9" max (5.77 max x 9.39 max)

A contemporary L-Shaped space being fitted with a good range of base and wall mounted units with Quartz work surface over, built-in double electric fan assisted oven and grill, touch electric hob with sunken contemporary extractor fan, built-in dishwasher, inset sink and drainer, space for American style fridge freezer, wood effect laminated flooring, television point, door to the Rear Hall and UPV double glazed windows and doors to the Rear Garden.

Rear Hall

Door to the Rear Garden, tiled flooring and door to the Utility Room.

Utility Room

Fitted with a range of base and wall mounted units with work surface over, inset sink and drainer, tiled flooring, uPVC double glazed window to the rear elevation and wall mounted gas central heating boiler and having space and plumbing for washing machine and space for further appliances.

Landing

Doors to the Bedroom and Bathroom accommodation and having loft hatch.

Master Suite

16'6" max x 18'5" max (5.04 max x 5.62 max)

A spacious Master Bedroom with uPVC double glazed windows to the front and side elevations and doors to the En-Suite and Dressing Room.

En-Suite

10'6" x 10'2" (3.21 x 3.11)

Fitted with a four piece luxury suite comprising: Walk-in shower with chrome rain shower over, W.C. contemporary wash basin and free standing bath, tiling to wet areas and floor, heated towel rail and uPVC double glazed window to the rear elevation.

Dressing Room

10'9" x 8'10" (3.29 x 2.71)

UPVC double glazed window to the rear elevation.

Bedroom Two

12'0" x 13'10" (3.68 x 4.24)

UPVC double glazed window to the front elevation, built-in wardrobe and door to the En-Suite.

En-Suite

7'1" max x 10'4" max (2.17 max x 3.16 max)

Fitted with a three piece suite comprising: Walk-in shower with chrome shower over, W.C. and wash basin, heated towel rail and uPVC double glazed window to the side elevation.

Bedroom Three

16'3" max x 12'9" max (4.97 max x 3.90 max)

Two uPVC double glazed windows to the front elevation, built-in wardrobes and door to the En-Suite.

En-Suite

6'3" x 8'7" (1.92 x 2.64)

Fitted with a three piece suite comprising: W.C., wash basin and walk-in shower with chrome shower over, heated towel rail and uPVC double glazed window to the front elevation.

Bedroom Four

10'11" x 12'4" (3.33 x 3.76)

UPVC double glazed window to the rear elevation.

Bedroom Five

11'4" x 11'9" (3.46 x 3.59)

UPVC double glazed window to the rear elevation and built-in wardrobe.



Family Bathroom

7'10" x 6'11" (2.41 x 2.12)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with chrome shower over, heated towel rail and uPVC double glazed window to the rear elevation.

Detached Double Garage

Two garage doors to the front elevation uPVC double glazed windows and door to the side elevation, light and power.

Rear Garden

A beautifully landscaped Rear Garden laid mainly to lawn with mature planting, patio area ideal for entertaining and alfresco dining and having attractive views to the rear and pedestrian access leading to the front.

Outside to the Front

The Front Garden again has been beautifully landscaped and laid to lawn with mature planting, electric vehicle charge point and there is a sweeping driveway providing off street parking for several vehicles.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

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

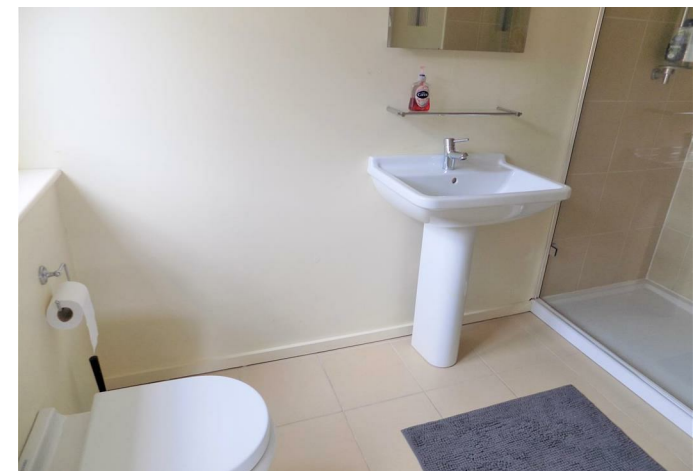
Money Laundering Regulations

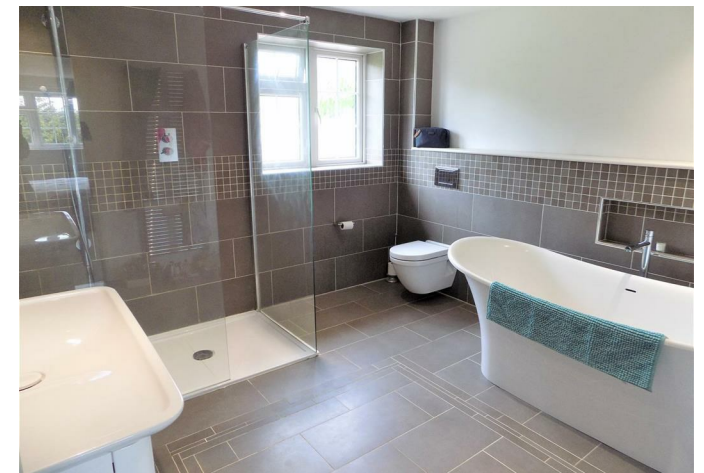
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

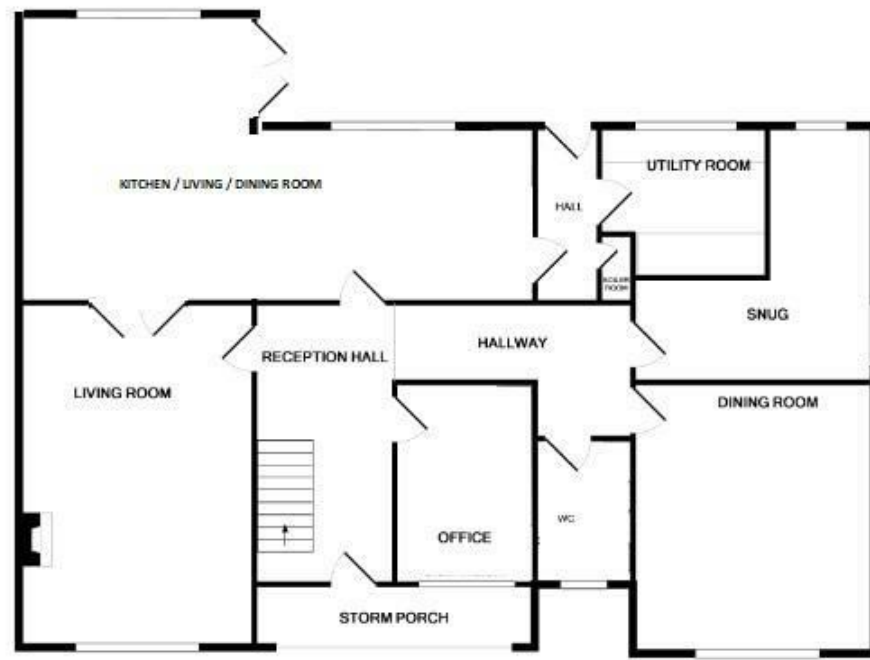
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.









GROUND FLOOR
APPROX. FLOOR
AREA 1542 SQ. FT.
(152.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1509 SQ. FT.
(140.2 SQ. M.)

SOMERTON HOUSE, WOODS LANE, FLINTHAM, NG23 5LR
TOTAL APPROX. FLOOR AREA 3151 SQ. FT. (292.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Microplan ©2016

t: 01949839839
e: bingham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

