



The Stables Mapperley Lane, Mapperley Ilkeston, DE7 6BW

**** SEE VIDEO TOUR **** Fourteen acre equestrian centre and livery yard, situated within a stones throw of the many bridleways of Shipley Country Park in the beautiful village of Mapperley. The property includes a fabulous three bedroom lodge with associated gardens and plunge pool. There is also a large carpark, storage facilities and stabling for up to seventeen horses with an adjacent ménage and turning out paddock. The current owner has invested a lot of time and resources into creating a wonderful facility, which is now offered for sale due to retirement. This is the ideal opportunity to build a thriving business combined with the added bonus of possible future development on the footprint of the lodge, which has recently been granted permanent status.



£750,000

Living Area 21' 4" x 19' 9" (6.50m x 6.02m)

Spacious, light, bright and airy open plan living space with patio doors leading out on to a spacious decked veranda with steps leading down to the fabulous plunge pool. There is also a good size dining area, a feature fireplace, sitting area with bay window and a modern fitted kitchen with Velux skylights. The kitchen has a full range of base and eye level units with laminate worksurfaces and a breakfast bar. Appliances include a four ring gas hob with an extractor hood over, an electric double oven, an integrated dishwasher and microwave, a 1 and 1/2 bowl stainless steel sink drainer and space for an American style fridge freezer.



Utility Room 6' 3" x 4' 9" (1.90m x 1.45m)

Fitted units with worktop space, plumbing for a washing machine, space for a tumble dryer and a UPVC double glazed window to the front.



Bedroom 1 9' 7" x 9' 2" (2.92m x 2.79m)

Central heating radiator, a walk in wardrobes, UPVC double glazed windows to the front and side, TV point and a door leading to a spacious Jack and Gil bathroom.



En-suite 6' 7" x 5' 3" (2.01m x 1.60m)

Three piece suite including a quadrant shower cubicle with a multi jet shower and a moulded seat, vanity unit with wash basin and a close coupled WC. There is also a UPVC double glazed window to the rear and a central heating radiator.



Bedroom 2 9' 5" x 8' 2" (2.87m x 2.49m)

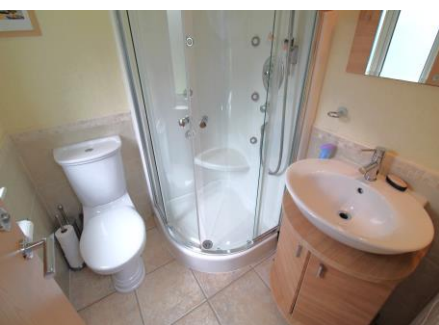
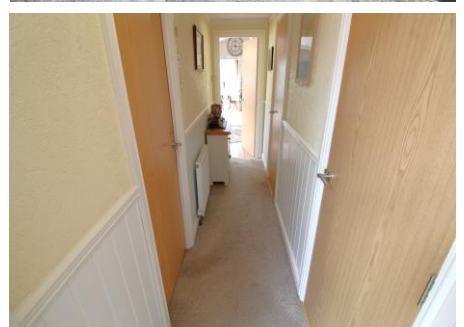
UPVC double glazed window to the rear, a central heating radiator, a recessed fitted wardrobe, fitted cupboards over the bed and a door leading to the en-suite shower room.

Bedroom 3 9' 5" x 6' 5" (2.87m x 1.95m)

Twin room with a UPVC double glazed window to the rear and a central heating radiator.

Bathroom 7' 1" x 6' 3" (2.16m x 1.90m)

Three piece bathroom including a bath with a plumbed shower mixer over and glass screen, a vanity unit with wash basin and cupboard space under, a chrome heated towel rail, WC and a UPVC double glazed window to the front.



Disclaimer

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Awaiting EPC