



Cordy Lane  
Brinsley Nottingham

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### Property Description

Where do we begin with this stunning detached bungalow with approximately 5 acres of land; mixing country living with an extensive plot offering space for horses or other animals with 5 stables all having power and water, with the other bonus of it only being a stone throw away from all your local amenities. Cordy lane is in close proximity to a wide variety of local amenities from schools and shops and being in close distance to major road link such as the M1 and A610. The property is sat on approximately 5 acres offering great off road parking to the front and drive ways either side one leading to the rear and stables whilst the other leads to the detached garage. There is then extensive grassland at the back with stables and a barn separated from the main rear garden for all to enjoy. We've not even began on the inside yet; the internal accommodation comprises of an entrance porch which then leads to the open lounge area and hallway, there are three double bedrooms one with an ensuite and two with fitted wardrobes, this then leads to the family shower room, the heart of the home is the dining room with a log burner then carries on to the fitted kitchen before finally getting to the conservatory which overlooks the fields and rear garden. To appreciate the space and quality of the property on offer, please call to arrange a viewing!

### Entrance Hall

The entrance hallway leads to the porch which then allows access to all areas of the property.

### Lounge

12' 9" max x 11' 9" plus bay (3.89m max x 3.58m plus bay)

Situated to the front elevation, the open lounge is accessed straight form the porch and opens into the hallway, feature fireplace with beautiful surround, bay window with curved radiator below and carpet flooring.

### Dining Room

13' 8" plus bay x 16' 1" ( 4.17m plus bay x 4.90m )

Situated through the kitchen and at the end of the hallway the dining room is at the heart of the property featuring a gas burner sat in the brick built fireplace and solid wood beam over, hard wood flooring and UPVC double glazed window on each side.

### Kitchen

13' 8" x 15' ( 4.17m x 4.57m )

Situated to the rear elevation the fitted kitchen comprises of a mixture of matching wall and base units with counter tops over, raised electric oven and grill, induction hob, integrated fridge and freezer door leading to the conservatory , two UPVC double glazed windows, radiator and wood effect tiled flooring.

### Conservatory

16' 4" max x 13' 1" max ( 4.98m max x 3.99m max )

The conservatory sits at the rear elevation of the property, with tiled flooring, power and lighting with the additional benefits of a ceiling fan, Side UPVC door leading to the drive on the left hand elevation and French doors on the right hand elevation leading out onto the patio area.



## Bedroom One

.12' 5" x 9' 8" ( 3.78m x 2.95m )

Situated to the left hand elevation, the main bedroom has a bay window to the left hand elevation with radiator below, carpet flooring and a door leading into the en-suite.

## En-Suite

The newly fitted three piece ensuite comprises of a bath with shower over connected to the mains, low level W/C and wash hand basin with mixer tap over , fully tiled , stainless steel towel radiator and frosted UPVC window.

## Bedroom Two

12' 6" x 12' 9" ( 3.81m x 3.89m )

Situated towards the rear elevation, this double bedroom has carpet flooring a large UPVC double glazed window to the rear elevation with radiator below, and fitted wardrobes.

## Bedroom Three

12' 9" x 11' 4" ( 3.89m x 3.45m )

Situated to the front elevation this double bedroom comprises of carpet flooring, fitted wardrobes and a feature bay window with radiator below.

## Shower Room

The three piece shower room comprises of a low level W/C, Wash hand basin with mixer tap over, a shower cubicle, fully tiled and a small UPVC double glazed frosted window.

## Garage

19' x 19' ( 5.79m x 5.79m )

The double garage sits behind the bungalow with a new up and over garage door, power and lighting. Additionally the garage previously has been considered to convert into an annex (STPP) and separate living space to allow the perfect place for all the family.

## Stables

The stables are situated towards the rear of the property after the rear garden, there is five stables with auto water feeders, tack room, and a barn to store the hay or straw, they also benefit from power and lighting.

## Land

To the rear of the property is approximately 4.5 acres of land that has fenced boundaries and allows the perfect space for those equestrian families or potential development for future investment subject to planning.

## Front

The Property stands back from the road behind the fenced front boundary with electric gates and ample off road parking with a driveway up either side, the left hand side driveway leads up to the stables and the land along with the right hand driveway leading to the double garage.

## Rear

To the rear of the bungalow between the property and the stables is a rear garden with a lawned area, patio area and decked area to allow the perfect place to enjoy the summer months.









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**EPC Rating: E**

**Tenure: Freehold**

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**Property Ref: EWD206329 - 0002**