



**Lawford House, 24 Field Place, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17 8HT**

**£695,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Detached Family House
- 3731 Sq Ft + Integral Double Garage
- 40ft Open Plan Reception Room
- Fully Equipped Gym & Games Room
- Gated Entrance / Cul-De-Sac Location
- Individually Designed & Built in 1960s
- 4/5 Huge Double Bedrooms & 2 Bathrooms
- Kitchen/Breakfast Room & Utility
- Large Plot (0.38 Acres) with Outbuilding
- Bordering to Nature Reserve & Farmland

A substantial detached family residence occupying a wonderful large plot (south west facing to side and rear) extending to circa 0.38 of an acre in a lovely cul-de-sac position backing onto a nature reserve and adjacent farmland.

Lawford House was individually designed and built in the 1960s and has been in the same family name for half a century. The property boasts four huge double bedrooms, a fully equipped gym/bedroom 5, 40ft open plan reception room and a former pool room now utilised as a games room. The layout of living accommodation spans over two floors extending to circa 3731 sq ft, (4101 sq ft including the integral double garage).

On the ground floor, there is an entrance porch, entrance hall, downstairs WC, cloakroom, open plan reception room with bi-folding doors to a dining area, kitchen/breakfast room with integrated appliances and granite worktops, utility room, conservatory and a substantial, versatile games room. The first floor galleried landing leads to a master bedroom with an en suite bathroom. Bedroom two has access to a vaulted room currently utilised as a gym/bedroom 5. There are two further bedrooms, a family bathroom and another separate WC. Three of the four bedrooms have extensive built-in wardrobes. The property has warm air gas central heating and UPVC double glazing.

This is a rare opportunity to acquire a large scale family home in a convenient location and internal viewing is highly recommended.

## OUTSIDE

Lawford House is pleasantly situated on a cul-de-sac off Sutton Road within easy access to the A38. The property occupies a large, triangular shaped plot extending to approximately 0.38 of an acre set back behind a walled and gated frontage which leads onto a sweeping block paved driveway with turning space and large integral double garage with EV charging point. There are beautifully well maintained gardens surrounding the property with lawns either side of the driveway accompanied by a gravel border and a variety of mature shrubs and trees. There is a pond with stone areas to all sides providing a pleasant seating space against the backdrop of a water feature and raised rockery with plants and shrubs. There are further block paved areas and paths with raised planters to the side of the house which lead to an outbuilding with an adjoining conservatory/potting shed. Beyond here, a pathway provides access to the rear garden. There is a south west facing rear garden mainly laid to lawn with a pathway extending round to the other side of the property where there are further lawns and gravel borders. There is a feature pergola with path beneath, a large composite decked patio and established borders on all sides with mature shrubs backing onto the nature reserve adjacent to open farmland.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE PORCH

7'11" x 3'0" (2.41m x 0.91m)

With connecting door through to the:

## ENTRANCE HALL

13'11" max x 12'7" (4.24m max x 3.84m)

With large walk-in cloakroom and stairs to the first floor landing.

## DOWNSTAIRS WC

6'4" max x 5'0" (1.93m max x 1.52m)

Having a contemporary two piece white suite comprising a low flush WC. Wall hung vanity unit with wide wash hand basin with waterfall mixer tap, tiled splashbacks and two soft Close storage drawers beneath. Fitted mirror above the sink, chrome heated towel rail, coving to ceiling and double glazed window to the front elevation.

## CLOAKROOM

5'6" x 3'9" (1.68m x 1.14m)

Having ample shelving and coats pegs. Ceiling light point.

## LOUNGE

28'0" x 17'3" (8.53m x 5.26m)

A substantial, triple aspect, open plan reception room measuring 40'4" in length with bi-folding doors allowing the dining area to be separated from the lounge if desired. There is a decorative stone fireplace with a marble hearth and extensive display cabinets to each side with sliding glass doors. Parquet floor, coving to ceiling and double glazed windows to the front and side elevations.

## DINING AREA

13'9" x 11'7" (4.19m x 3.53m)

Open plan to the lounge, with a continuation of the parquet floor, coving to ceiling and double glazed window to the rear elevation.

## KITCHEN/BREAKFAST ROOM

24'3" x 11'10" (7.39m x 3.61m)

Having a comprehensive range of contemporary shaker cabinets in silsden dove grey comprising wall cupboards, base units and drawers with brushed chrome handles complemented by granite worktops. Inset 1 1/2 bowl sink with drainer and swan neck mixer tap. Integrated Siemens appliances include two single ovens, a coffee machine and warming drawer. Integrated Siemens induction hob with built-in extractor hood. Integrated Bosch dishwasher, integrated fridge and integrated bin storage. There is a central island with food preparation area, further base units and drawers, granite worktops and space for stools at one end. Tiled floor, ten ceiling spotlights, two radiators, two double glazed windows to the rear elevation and built-in pantry cupboard with ample shelving.

### UTILITY ROOM

14'1" x 8'6" (4.29m x 2.59m)

A continuation from the kitchen, having a range of contemporary shaker cabinets in silsden dove grey comprising wall cupboards, base units and drawers with brushed chrome handles and granite worktops. Inset sink with built-in drainer to the side with swan neck mixer tap. There is space for an American fridge/freezer, integrated washer/dryer, tiled floor, coving to ceiling, four ceiling spotlights, radiator, double glazed window to the rear elevation and connecting door through to the:

### CONSERVATORY

12'7" x 9'3" (3.84m x 2.82m)

With ceiling and electric fan heater, double glazed windows to the rear elevation and UPVC doors to each side giving access to the rear garden.

### GAMES ROOM

28'7" x 15'5" (8.71m x 4.70m)

A former pool room now utilised as a versatile games room, with radiator, laminate floor, two sets of sliding patio doors to the side elevation and centre sliding patio doors leading out onto the front driveway.

### FIRST FLOOR GALLERIED LANDING

22'7" max x 17'6" max (6.88m max x 5.33m max)

With window seat and double glazed feature window to the front elevation overlooking the driveway entrance and garden. Large built-in storage/linen cupboard and separate airing cupboard housing the hot water cylinder. Radiator and coving to ceiling.

### MASTER BEDROOM 1

25'0" max x 17'4" (7.62m max x 5.28m)

The first of four substantial bedrooms, having four built-in wardrobes with hanging rails and shelving. Double glazed window to the front elevation.

### EN SUITE BATHROOM

10'6" x 5'5" (3.20m x 1.65m)

Having a contemporary three piece white suite with chrome fittings comprising a roll top bathtub with mixer tap and shower handset plus a wall mounted power shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Fitted mirror above with inset touch LED lighting. Low flush WC. Tiled floor, tiled walls, radiator and double glazed window to the front elevation.

### BEDROOM 2

20'11" x 14'5" (6.38m x 4.39m)

Having four built-in wardrobes with hanging rails and shelving. Double glazed window to the front elevation. Doorway leads through to:

### GYM/BEDROOM 5

19'0" x 15'4" (5.79m x 4.67m)

A fantastic versatile space with 10'9" high vaulted ceiling, currently setup as a gym with all professional equipment included in the sale. Three ceiling beams, ceiling fan, two radiators, four downlights, access on both sides to eaves storage, two large velux roof windows to the front and rear elevations and circular feature window to the side elevation affording pleasant views over adjacent farmland.

### BEDROOM 3

20'11" x 11'9" (6.38m x 3.58m)

Having fitted wardrobes with hanging rails and shelving and sliding fronted doors. Plus two additional built-in wardrobes also with hanging rails and shelving. Double glazed window to the rear elevation.

### BEDROOM 4

19'0" x 11'11" (5.79m x 3.63m)

Having a built-in storage cupboard with shelving. Double glazed window to the rear elevation.

### FAMILY BATHROOM

8'7" x 7'5" (2.62m x 2.26m)

Having a roll top bath with chrome mixer tap and shower handset. Vanity unit with inset wash hand basin with chrome mixer tap, work surfaces to each side and storage cupboards beneath. Low flush WC. Tiled effect vinyl floor, tiled walls, radiator and double glazed window to the rear elevation.

### WC

5'6" x 4'5" (1.68m x 1.35m)

Having a low flush WC with enclosed cistern. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Radiator, tiled effect vinyl floor and double glazed window to the rear elevation.

### LARGE INTEGRAL DOUBLE GARAGE

20'7" x 19'0" (6.27m x 5.79m)

Equipped with power and light with two fluorescent light points, window to the side elevation, door giving access to the utility room and large bi-folding front entrance doors. Wall mounted Vaillant gas fired central heating boiler, consumer unit, electricity meter, gas meter and EV car charging point.

### OUTBUILDING/GARDEN STORE

14'3" x 9'10" (4.34m x 3.00m)

A brick built outbuilding beneath a tiled roof, equipped with power and light and water supply. UPVC double glazed window to the front elevation and connecting door to:

### ADJOINING CONSERVATORY/POTTING SHED

9'10" x 5'0" (3.00m x 1.52m)

Brick base and UPVC double glazed windows.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

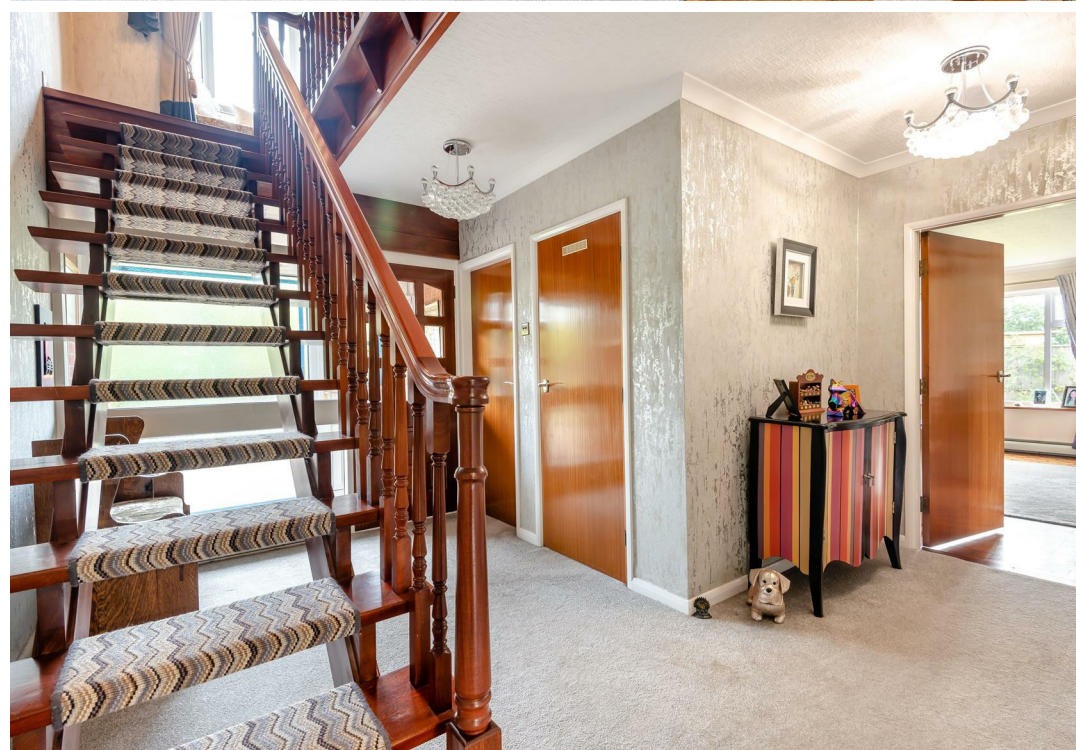
All mains services are connected.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







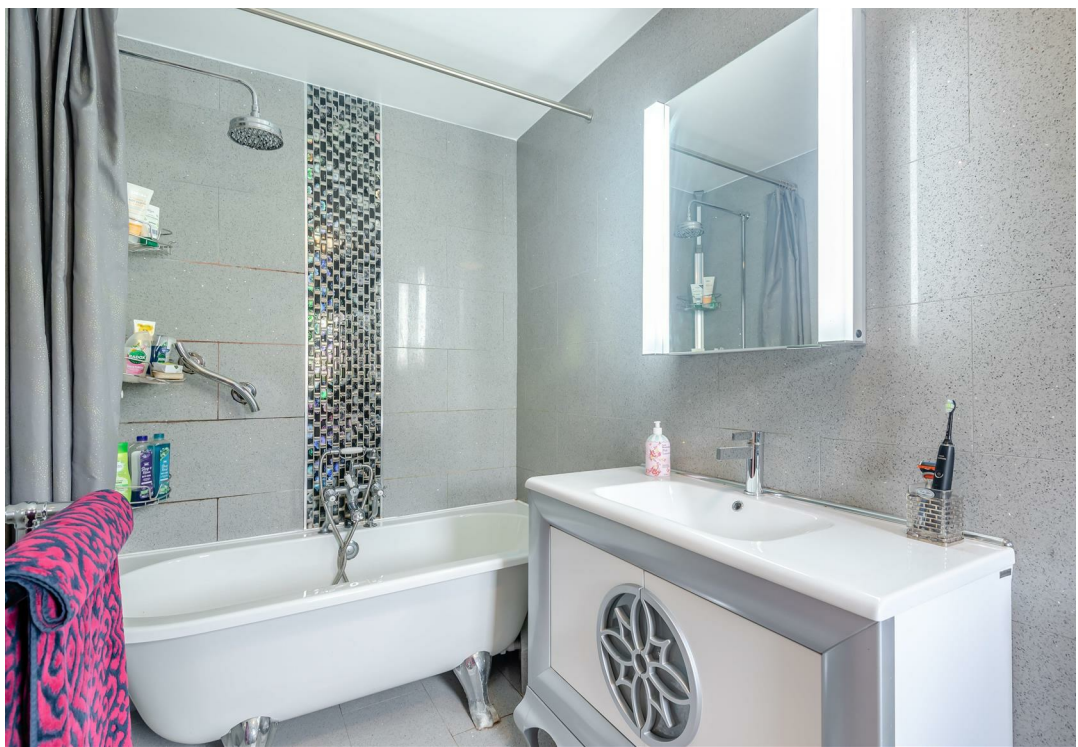














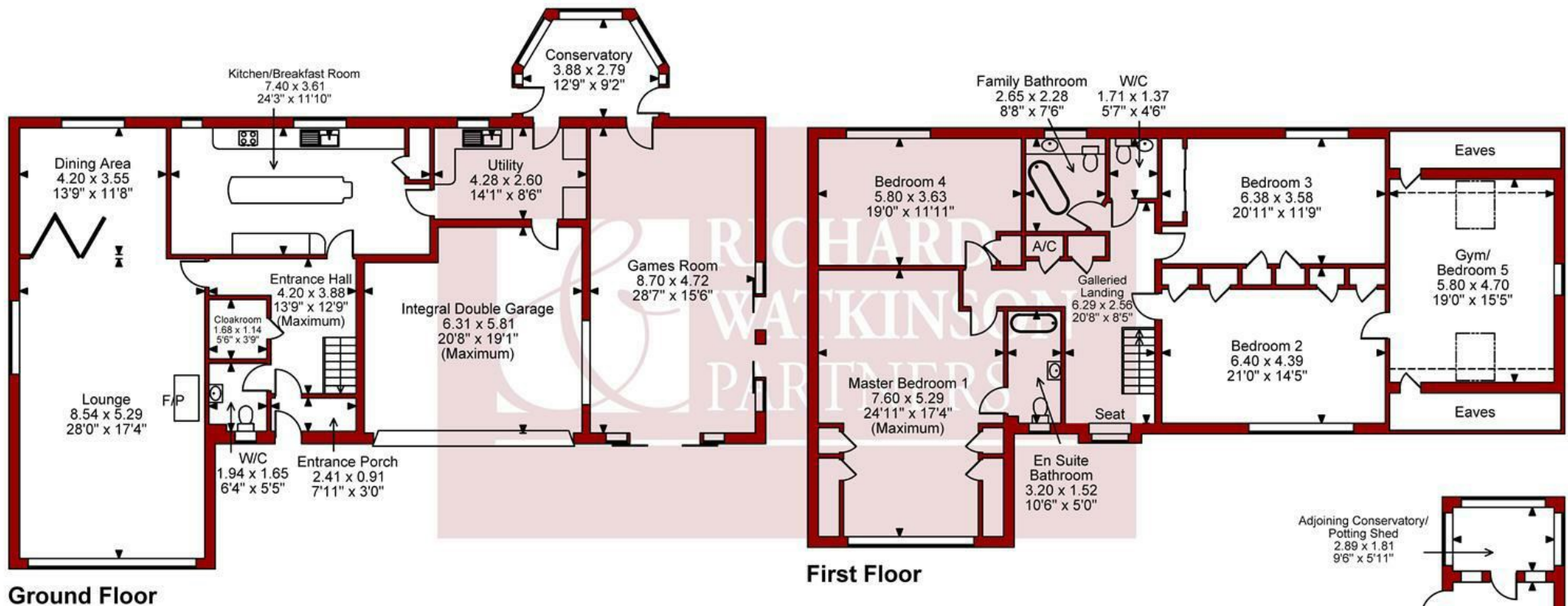








**Field Place, Kirkby-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House = 347 SQ M/3731 SQ FT**  
**Large Integral Double Garage = 34 SQ M/370 SQ FT**  
**Outbuilding = 19 SQ M/203 SQ FT**  
**Total = 400 SQ M/4304 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

□□□□ Denotes restricted head height

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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