



**Ravenswood Reach, Plot 36 The Birkin,  
Longdale Lane, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9JN**

**New Build £330,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Superb Development of 47 New Homes
- 2, 3, 4 & 5 Bedrooms
- Plot 36: Semi Detached House: 1157 Sq Ft
- 3 Bedrooms, En Suite & Bathroom
- Separate Living Room
- Desirable Village Location
- 10 Year Premier Warranty
- Three Storey Living
- Open Plan Living/Dining Kitchen
- Tandem Length Driveway & Carport

An outstanding collection of 2, 3, 4 & 5 bedroom houses situated on Longdale Lane on the southern edge of this highly regarded and much sought after village.

Plot 36 The Birkin: a three bedroom semi detached family house spanning over three floors extending to 1157 sq ft. On the ground floor, there is an entrance hall, WC, living room and an open plan living/dining kitchen with French doors. The first floor landing leads to two bedrooms and a family bathroom with a bath and separate shower. The second floor landing leads to a master bedroom with en suite and a dressing room. The property has gas central heating and UPVC double glazing.

Externally, plot 36 has front and rear gardens and a tandem length driveway beneath a carport.

Overall, this is a fantastic opportunity to acquire a brand new house in a lovely village setting. For further information please call the office.

### 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 07817-283-521.

### PLOT 36 THE BIRKIN

#### ENTRANCE HALL

#### CLOAKROOM/WC

5'7" x 3'3" (1.70m x 0.99m)

#### LIVING ROOM

14'10" x 11'9" (4.52m x 3.58m)

#### OPEN PLAN LIVING/DINING/KITCHEN

#### KITCHEN

11'1" x 7'4" (3.38m x 2.24m)

#### LIVING/DINING

20'11" x 8'0" (6.38m x 2.44m)

#### FIRST FLOOR GALLERIED LANDING

#### BEDROOM 2

15'4" x 9'0" (4.67m x 2.74m)

#### BEDROOM 3

10'5" x 8'5" (3.18m x 2.57m)

#### FAMILY BATHROOM

10'5" x 8'5" (3.18m x 2.57m)

#### SECOND FLOOR LANDING

#### MASTER BEDROOM 1

12'7" x 11'1" (3.84m x 3.38m)

#### DRESSING ROOM

7'1" x 5'2" (2.16m x 1.57m)

#### EN SUITE

7'6" x 4'6" (2.29m x 1.37m)

#### NB

Please note, the internal images shown within these details are from the Show Home, Plot 1 (Chamberlain house type).

#### LOCATION

Ravenswood Reach is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away. Ravenshead has its own community transport organisation and there is a regular commercial bus to both Mansfield and Nottingham. The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham, and London. Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer. Ravenshead Leisure Centre is located on Longdale Lane within walking distance of Ravenswood Reach, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba. Cherubs Longdale Nursery is also a short walk from the development. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

#### CGI & FLOORPLAN

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown.

#### **SERVICE CHARGE**

There is a service charge on this development. Please contact us for further details.

#### **RESERVATION FEE**

In order to reserve a property a £1,000 reservation fee will be required. Please contact us for further details.

#### **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.



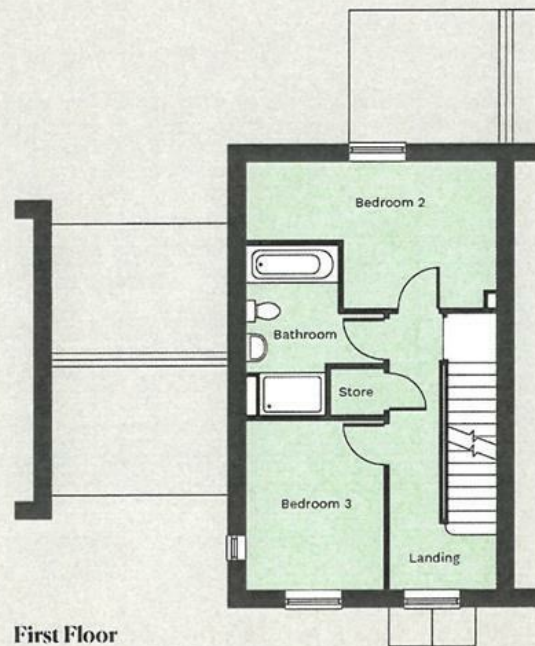




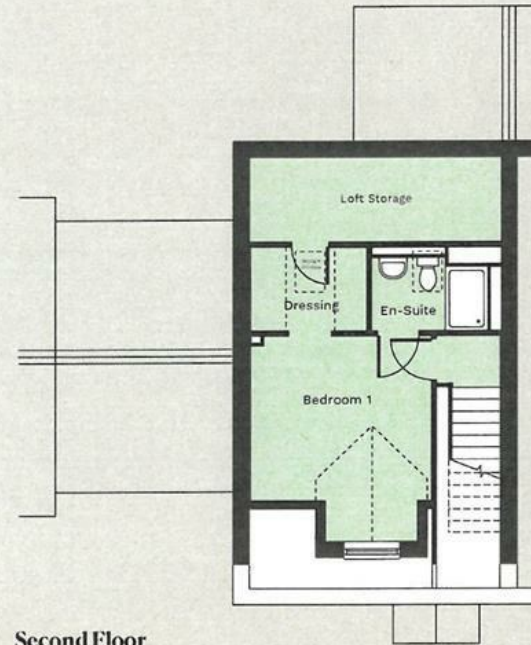




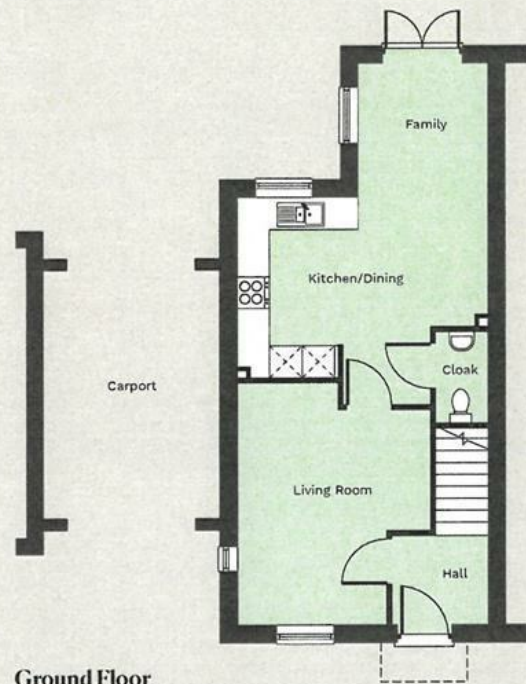




First Floor



Second Floor



Ground Floor

## Dimensions

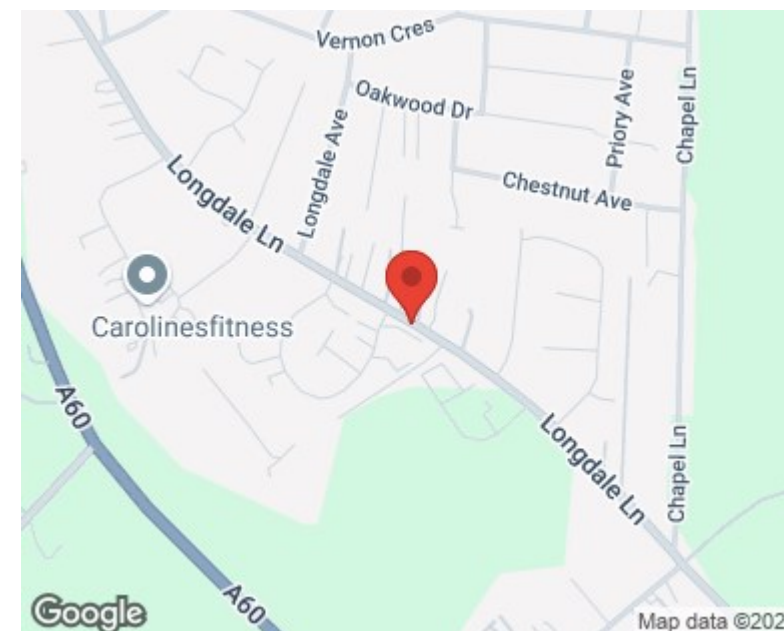
<b>Living Room</b>		
4533mm x 3590mm	14'10" x 11'9"	
<b>Kitchen</b>		
3372mm x 2240mm	11'1" x 7'4"	
<b>Family/Dining</b>		
6380mm x 2428mm	20'11" x 8'0"	
<b>Cloakroom</b>		
1709mm x 985mm	5'7" x 3'3"	
<b>Bedroom 1</b>		
3836mm x 3375mm	12'7" x 11'1"	
<b>Dressing Room</b>		
2154mm x 1562mm	7'1" x 5'2"	
<b>En-Suite</b>		
2283mm x 1373mm	7'6" x 4'6"	
<b>Bedroom 2</b>		
4668mm x 2745mm	15'4" x 9'0"	
<b>Bedroom 3</b>		
3169mm x 2565mm	10'5" x 8'5"	
<b>Bathroom</b>		
3181mm x 2565mm	10'5" x 8'5"	





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