goodmove



45 Swinton Rise, Nottingham, NG15 9FS
Offers in excess of £290,000

A spacious two-bedroom detached home, formerly arranged as a three-bedroom property, situated in the sought-after village of Ravenshead. The current owners have combined the former bedroom accommodation to create a particularly generous principal bedroom; the layout offers the potential to reinstate a third bedroom if required, subject to any necessary works and consents.

The main house provides approximately 990 sq ft (92 sq m) of accommodation, with a detached garage bringing the overall floor area to approximately 1,130 sq ft (105 sq m).

On the ground floor, the property comprises an entrance hallway, fitted kitchen/dining room, separate dining room, spacious 16'7" lounge, conservatory and convenient WC. Upstairs are two generous double bedrooms and a family bathroom featuring both a bath and separate shower. A detached garage provides useful parking or storage space.

Ravenshead is a popular village surrounded by attractive Nottinghamshire countryside and woodland, positioned between Nottingham and Mansfield. The village provides a good range of everyday amenities including shops, a library, medical centre and leisure facilities, while Ravenshead C of E Primary School is located on Swinton Rise itself. The area is also convenient for Newstead Abbey, countryside walks and road connections towards Nottingham, Mansfield and the wider region.





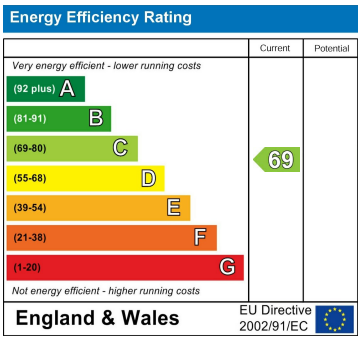


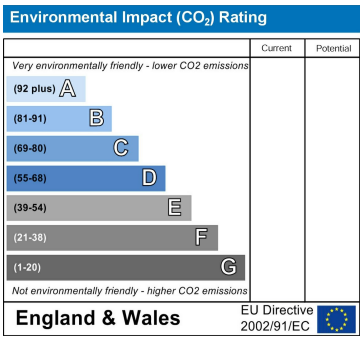
Disclaimer

1. 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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

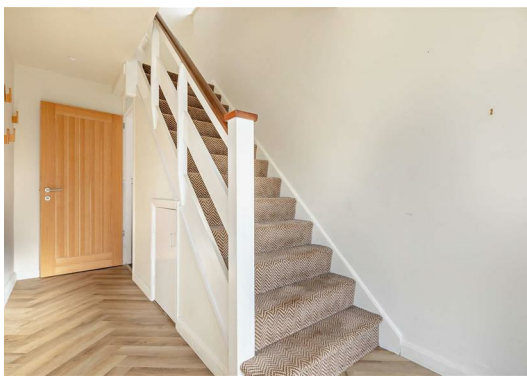
Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk