



Station Road

Bleasby, Nottingham, NG14 7GD



Book a Viewing!

£575,000

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LOCATION

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LOCATION This delightful property is located in Bleasby, which is a popular and well regarded Nottinghamshire 'Trent Valley' commuter village. The main village has a railway station with direct trains to Nottingham, Lincoln and beyond, whilst a good rail service to London runs from Newark Northgate which is just under 10 miles away. The Minster town of Southwell is just over 3.7 miles away which offer a range of services and amenities and the property is within the catchment area for the Minster School with Bleasby C of E primary school a short walk away.

SERVICES All mains services available. Gas fired central heating.



ENTRANCE HALL 12' 9" x 30' 3" (3.89m x 9.22m) With glazed panelled entrance door, radiator, Hive central heating control, wall lighting, door leading to the Lounge and double cupboard with hanging rail and shelving.

LOUNGE 20' 4" x 17' 5" (6.2m x 5.31m) With double glazed window to the side elevation, two radiators, wall lighting, glazed sliding door leading to the Conservatory and opening to the Dining Area.

CONSERVATORY 15' 6" x 11' 10" (4.72m x 3.61m) With radiator and double glazed windows and sliding doors leading to the rear garden.

DINING AREA 12' 6" x 14' 4" (3.81m x 4.37m) With double glazed windows to the rear and side elevations, single glazed door to the side elevation, radiator, wall lighting and opening to the Kitchen.



KITCHEN 15' 6" x 10' 4" (4.72m x 3.15m) Fitted with a range of wall, base units and drawers with work surfaces over, splash-back tiling to work surfaces, electric double oven, spaces for a fridge freezer and tumble dryer, gas hob with extractor fan over, space and plumbing for a dishwasher and washing machine, inset stainless steel single drainer sink unit and two double glazed windows to the side elevation.

INNER HALLWAY With radiator, access to roof space and doors leading to four Bedrooms and Bathroom.

MASTER BEDROOM 15' 4" x 10' 2" (4.67m x 3.1m) With triple wardrobe with sliding doors, two double glazed windows to the side elevation and radiator.



EN-SUITE WET ROOM 10' 2" x 8' 7" (3.1m x 2.62m) With suite to comprise of walk-in mains fed shower, low level WC and wash hand basin, splash-back tiling, radiator, double glazed window to the side elevation and wall light.

BEDROOM 2 12' 8" x 12' 2" (3.86m x 3.71m) With a full run of wardrobes to one wall, double glazed window to the front elevation and radiator.

BEDROOM 3 9' 4" x 12' 5" (2.84m x 3.78m) With double glazed window to the front elevation and radiator.

BEDROOM 4 9' 3" x 9' 2" (2.82m x 2.79m) With double glazed windows to the front elevation, radiator and double cupboard housing the Glow Worm gas fired central heating boiler.



BATHROOM 10' 4" x 5' 3" (3.15m x 1.6m) With suite to comprise of panelled bath, low level WC and pedestal wash hand basin with tiled splash-backs, radiator and double glazed window to the side elevation.

OUTSIDE The shared driveway leads to the five bar vehicular access gate giving access to the totally enclosed plot, extending to approximately 0.43 acres (STS), which has ample parking, turning area, Double Garage, Single Garage and Car Port. The plot has open countryside views to the side with a wraparound garden which is principally laid to lawn with a mature hedge perimeter, established



trees, flower beds, pond, Summer House, various flagstone patio areas to all aspects and external lighting around the property.

DOUBLE GARAGE 15' 5" x 22' 11" (4.7m x 6.99m) With up and over door, light and power.

SINGLE GARAGE 9' 1" x 22' 11" (2.77m x 6.99m) With up and over door, light and power.

OPEN CAR PORT / CARAVAN STORAGE 9' 6" x 22' 8" (2.9m x 6.91m) Built with a high roof to enable a caravan also to be stored underneath.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

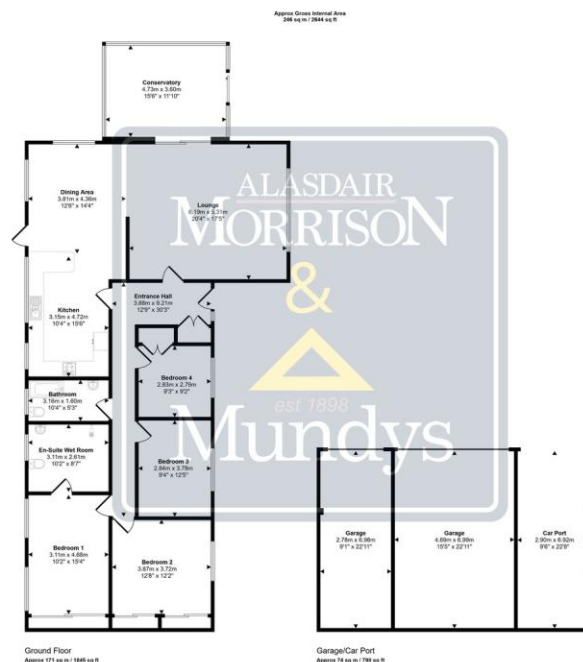
COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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