

142 Main Road, Ravenshead, Nottingham,
Nottinghamshire, NG15 9GW

Offers Over £325,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Dormer Bungalow
- Beautifully Appointed Throughout
- Ground Floor Modern Bathroom
- Conservatory, Study & Snug
- Extensive Driveway for up to 7 Vehicles
- Extended to Rear
- 3 Bedrooms / Upstairs Cloakroom/WC
- Open Plan Lounge & Kitchen/Diner
- Large Plot / South Facing Rear Garden
- Wonderful Open Front Views

A traditional and extended three bedroom semi detached dormer bungalow occupying a large plot extending to circa 0.16 of an acre, with ample off road parking for up to 7 vehicles and a south facing rear garden.

The property is beautifully appointed throughout having been significantly improved to a high standard by our clients in recent years creating a modern and versatile family home of high calibre.

The ground floor living accommodation comprises an entrance hall, study, modern bathroom with bath and separate shower, a large open plan living/dining/kitchen space comprising a bay fronted lounge and modern kitchen/diner with integrated appliances and a separate walk-in pantry. There is a conservatory with access onto the south facing rear garden, a snug, bedroom three and an additional side entrance lobby/utility off the driveway. The first floor landing leads to a master bedroom with fitted wardrobes and access to useful, boarded eaves storage. There is a second bedroom as well as a cloakroom/WC. The property has gas central heating (combi boiler), UPVC double glazing, an alarm system and high quality contemporary window shutters to the study and lounge front windows.

OUTSIDE

The property stands well back and elevated from Main Road enjoying open front views across adjacent undulating countryside. There is an extensive gravel driveway with turning space providing off road parking for up to 7 vehicles. The front garden is mainly laid to lawn and there is a raised paved pathway and patio extending across the front of the property. There is an enclosed gated bin store area to the side with access to the side entrance lobby/utility providing a second front entrance to the property. To the rear of the property, there is a substantial, south facing, paved patio affording a fantastic outdoor entertaining space which extends across the full width of the property from the conservatory at one end to the French doors off the snug to the other end. There is an extensive low retaining boundary and four central steps lead up to a large lawn, further paved patio area to the right and with plants and shrubs to the borders. There are two steps leading up to a sheltered raised paved patio at the end of the garden with plants, shrubs, trees, log store, a (greenhouse 12'0" x 7'11") and (shed 9'10" x 7'9") both with electricity connected. There are two external water taps and external power sockets to the front and rear.

AN OPEN FRONTED STORM PORCH LEADS TO A UPVC FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

13'2" x 3'9" (4.01m x 1.14m)
With radiator, wooden floorboards and picture rail.

GROUND FLOOR BATHROOM

9'8" max x 9'3" max (2.95m max x 2.82m max)
Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower attachment. Separate tiled shower enclosure with rainfall shower plus additional shower attachment. Vanity unit with wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Part tiled walls, chrome heated towel rail, four ceiling spotlights, extractor fan and two obscure double glazed windows to the side elevation.

STUDY

9'10" x 9'1" (3.00m x 2.77m)
With radiator, wooden floorboards, double glazed window to the front elevation with fitted window shutters and stairs with modern glass balustrade to the first floor landing.

LARGE OPEN PLAN FAMILY LIVING AND KITCHEN/DINER

A large, L-shaped, open plan living/dining/kitchen space divided into two areas featuring a lovely bay fronted lounge and a spacious kitchen/diner with extensive cabinetry and integrated appliances.

OPEN PLAN LOUNGE

13'7" into bay x 10'10" (4.14m into bay x 3.30m)
Having an open fire for coal or logs with granite hearth and surround. Radiator, coving to ceiling, wooden floorboards and double glazed bay window to the front elevation enjoying pleasant view over the frontage and adjacent open countryside beyond.

OPEN PLAN KITCHEN/DINER

19'9" x 11'11" max (6.02m x 3.63m max)
Having a comprehensive range of modern wall cupboards, including a larder cabinet, base units and drawers with ample work surfaces. Under mount stainless steel sink with chrome mixer tap. There is a fitted peninsula island with seating space for stools underneath. Integrated single electric oven, separate microwave and four ring induction hob with stainless steel extractor hood above. Integrated fridge/freezer and integrated dishwasher. There are additional matching bespoke cabinetry to two walls to include extensive open shelving, a central wine rack and twin floor-to-ceiling cabinets at each end. There is also a second bespoke fitted cabinet between the kitchen and lounge with bookshelves and a storage cupboard beneath. Tiled floor, two large contemporary radiators, coving to ceiling, large window to the rear elevation looking through to the conservatory and French doors plus a separate stable door leading through to the conservatory.

PANTRY

4'4" x 4'3" (1.32m x 1.30m)
Having ample shelving, tiled floor, light point and housing the central heating combi boiler and fuse box.

CONSERVATORY
16'6" x 12'9" (5.03m x 3.89m)
With two radiators, tiled floor, double glazed windows and door to the rear elevation leading out onto the south facing rear garden.

SNUG
14'9" x 8'4" (4.50m x 2.54m)
Having a custom made free standing bar available to purchase by separate negotiation. Laminate floor, floor-to-ceiling contemporary radiator, eight LED ceiling spotlights on a dimmer switch and French doors leading out onto the south facing rear garden.

BEDROOM 3
14'3" x 9'3" (4.34m x 2.82m)
A dual aspect, double bedroom, with radiator and two double glazed windows to the rear elevation.

SIDE ENTRANCE LOBBY/UTILITY
11'1" x 4'8" (3.38m x 1.42m)
A second entrance into the property off the driveway. Having space and plumbing for a washing machine and tumble dryer. Radiator, laminate floor, three LED ceiling spotlights and double glazed window to the front elevation.

FIRST FLOOR LANDING
With two ceiling spotlights.

CLOAKROOM/WC
7'10" x 2'8" (2.39m x 0.81m)
Having a modern low flush WC. Wash hand basin. Radiator and access to boarded eaves storage.

MASTER BEDROOM 1
12'6" x 10'10" (3.81m x 3.30m)
Having fitted wardrobes with hanging rails and drawers and separate access to useful boarded eaves storage. Radiator and double glazed window to the rear elevation.

BEDROOM 2
9'9" x 9'2" (2.97m x 2.79m)
With access to boarded eaves storage, radiator and double glazed window to the rear elevation.

VIEWING DETAILS
Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

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.












LETTERS






Together is a wonderful place to be


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What if this Bakey Cakey really IS what it's all about?

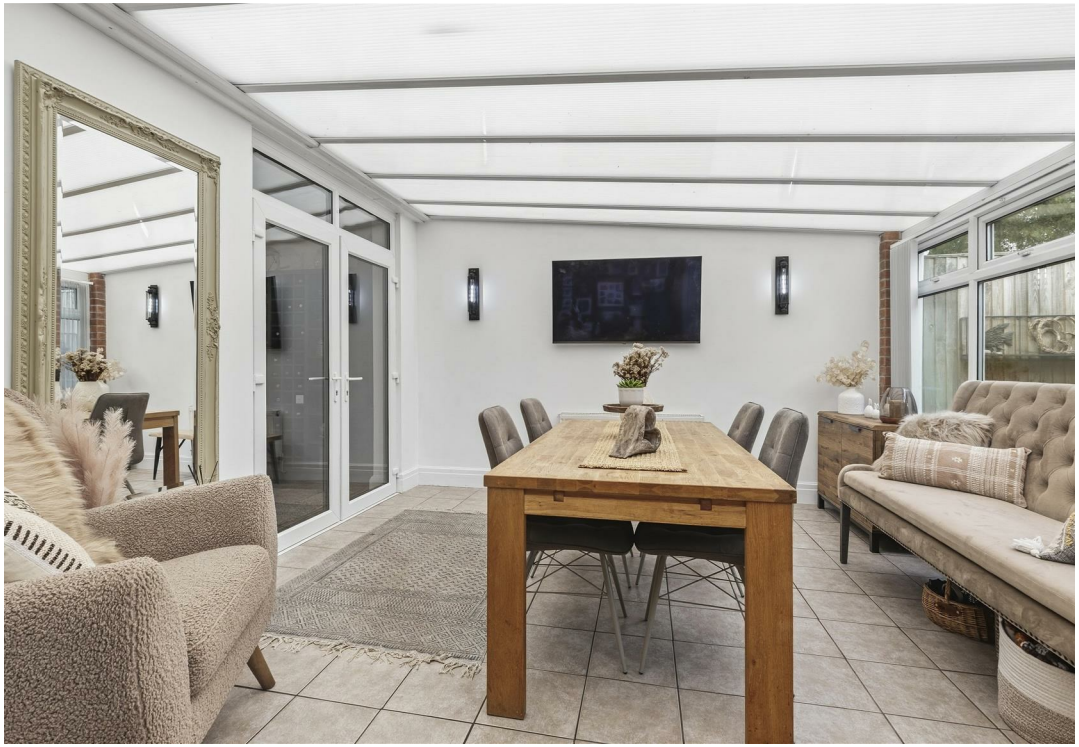



COFFEE












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STEPHEN BAXTER
FLUX
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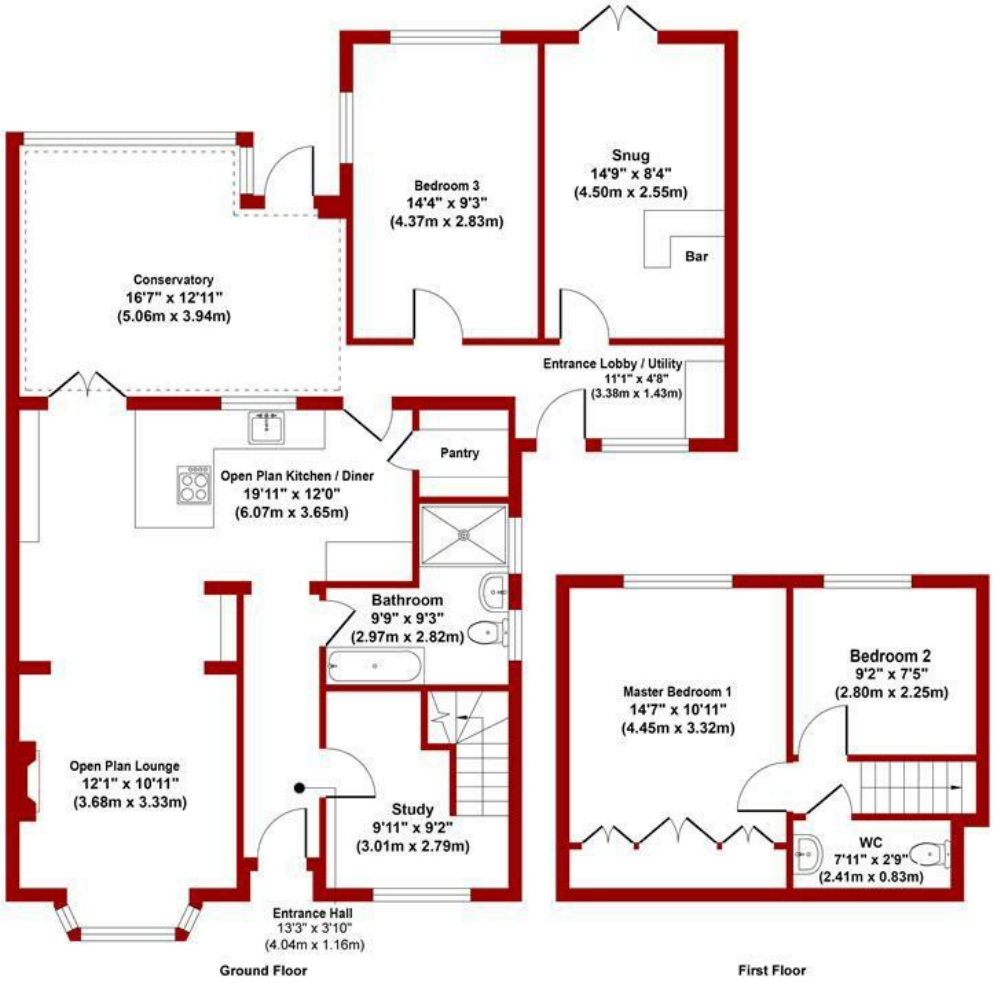






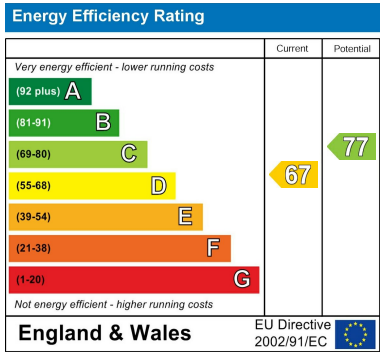


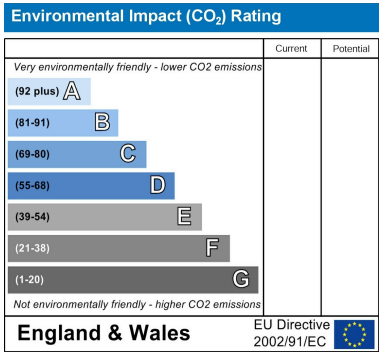
Main Road, Ravenshead
Approximate Gross Internal Area
Main House = 1456 SQ FT / 135 SQ M
Total = 1456 SQ FT / 135 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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 firms 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

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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