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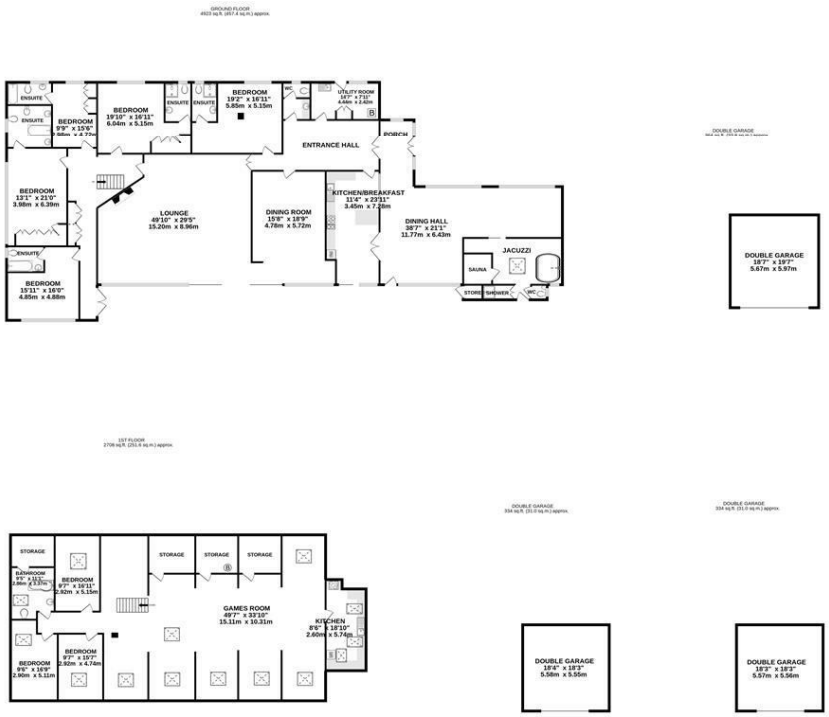


The Pool Haggnook Wood, Nottingham, NG15 9HE

Offers Around £975,000

Lighthouse Estate Agents are pleased to offer the property "Pool House' to the market. The property which is in excess of 8000 square feet offers the discerning buyer the chance to own a six bedroom, six bathroom property set in 1.3 acres of private land. The property was originally the pool house to Birchwood Lodge and was purchased and made into a single storey dwelling. The present owner has expanded the floor space by building a full storey conversation and now comprises of what could be a fully separate utilised space to the first floor including a kitchenette, bedrooms and a bathroom along with a recreational area currently used as a games area. To the ground floor is a kitchen leading to a family room, an extensive lounge which has at present has a cinema screen and wood burner creating a cosy area to one side of the room. This room also leads around to the dining room which has access from the hallway as well as the lounge. There are also bedrooms each with its own shower room to the ground floor. The basement is somewhat unusual as it is still the original fully tiled pool and is used as an excellent storage area. Pool House would make a wonderful family home with privacy and space in abundance. A full floor plan is attached for your perusal clearly outlining rooms and measurements.
To view this property please call Lighthouse Estate Agents to arrange an appointment as viewing is strictly by appointment only. The vendor has also requested that proof of affordability is shown prior to viewings. No upward chain.

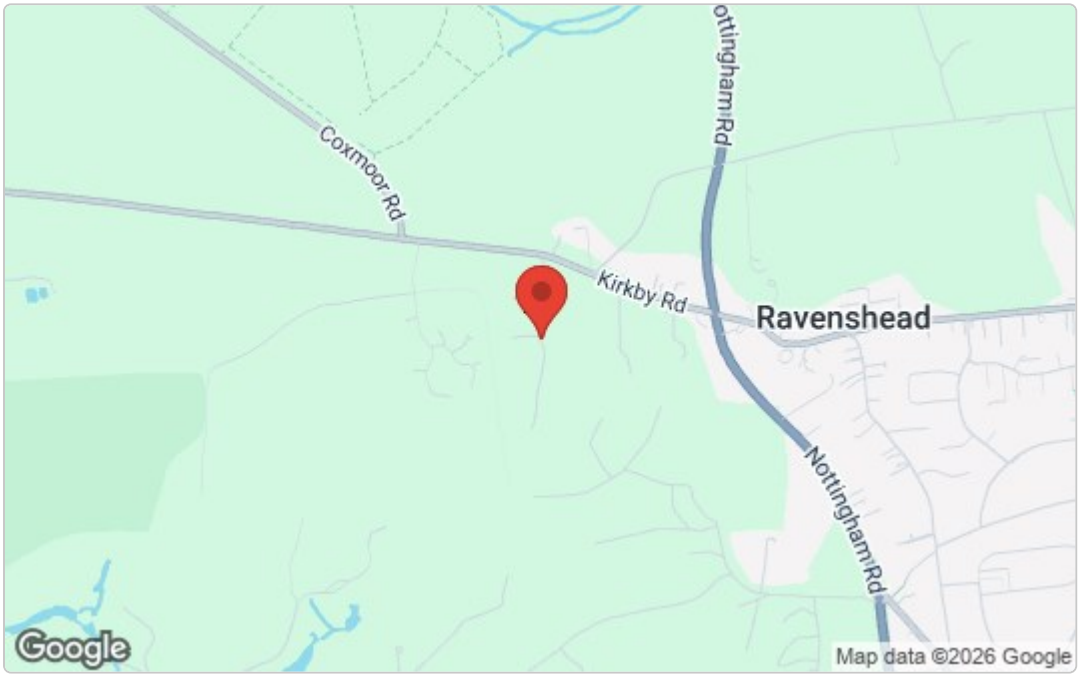
Floor Plan



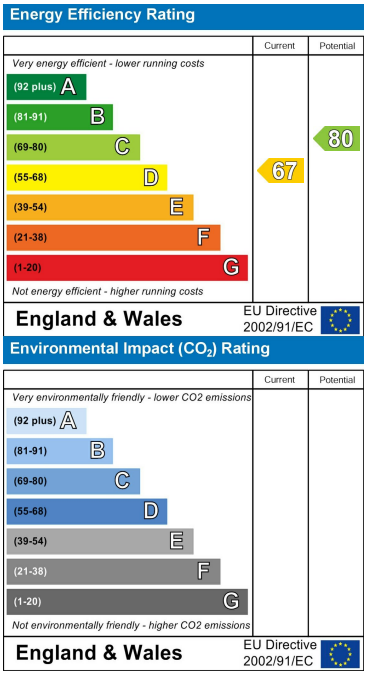
TOTAL FLOOR AREA : 8663 sq.ft. (804.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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.

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