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# Chapel Lane

## Costock

- Lovely detached dormer bungalow
- Private grounds extending to approx. 1/4 acre
- Exceptional potential for extension and modernisation
- Fitted kitchen and a separate dining room
- Generous sitting room with views across the garden
- Three good-sized bedrooms and two bathrooms
- Spacious driveway and a detached garage
- Established shrubs, evergreens, and fruit trees to the rear

## General Description

Smiths Property Experts are favoured with instructions to market this mature detached dormer bungalow. Occupying private south-facing grounds extending to around  $\frac{1}{4}$  of an acre, nestled in the heart of the peaceful Rushcliffe village of Costock. There is exceptional potential for the eventual purchaser to extend, remodel and modernise, with the house presented in clean and instantly liveable condition throughout.

Set back from a peaceful lane, there is a large frontage with off-road parking for numerous vehicles. This traditional and well-positioned village has a public house, a primary school, and excellent access to Nottingham and Loughborough, as well as further amenities in the neighbouring village of East Leake.







## The Property

The property is a mature, detached dormer bungalow set elevated from the lane and centrally in its grounds. There is excellent potential to extend, modernise and remodel, with space to the front and rear to do so should the eventual purchaser wish. Presented well and maintained to a high standard by the current owners, the property affords UPVC double glazing and is gas centrally heated via a modern combi boiler throughout.

A light-filled central hall has a cloaks cupboard and stairs rising to the first floor landing where there is a large double bedroom with views to the front and rear of the gardens. The first floor is completed with a shower room and access to the roof storage space. The remainder of the accommodation is to the ground floor.

In brief, expect to find a fitted kitchen that leads through to a dining room, a generous sitting room with views across the garden to the rear, an inner hall that in turn leads to two double bedrooms with built-in wardrobes and the family bathroom. There is also a detached garage to the left-hand side. In total, the property affords a floor area of 1,471 square feet including the garage.







## The Outside

The grounds are truly special. Extending to  $\frac{1}{4}$  of an acre or thereabouts, the property has a large private driveway to the left-hand side. The front gardens are mature and lawned. There is a good-sized detached garage with an electrically operable up-and-over door. To the rear of the garage is a separate tool store. The rear gardens offer a high degree of privacy. Mature with central lawns, secure borders, and well-stocked herbaceous borders. There are a number of established shrubs, evergreens and fruit trees. To the immediate rear of the main house is a south-facing patio terrace ideal for entertaining.

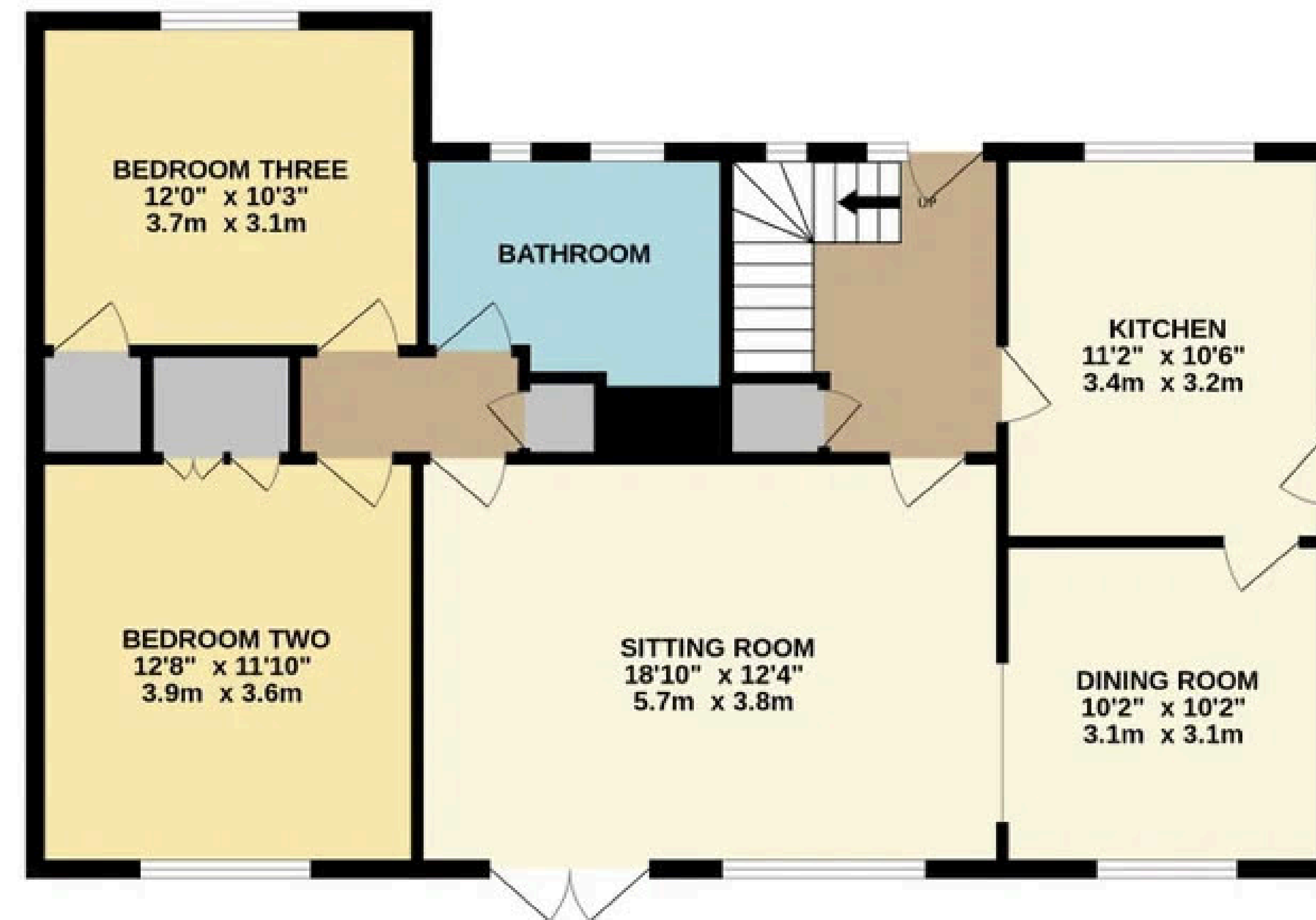
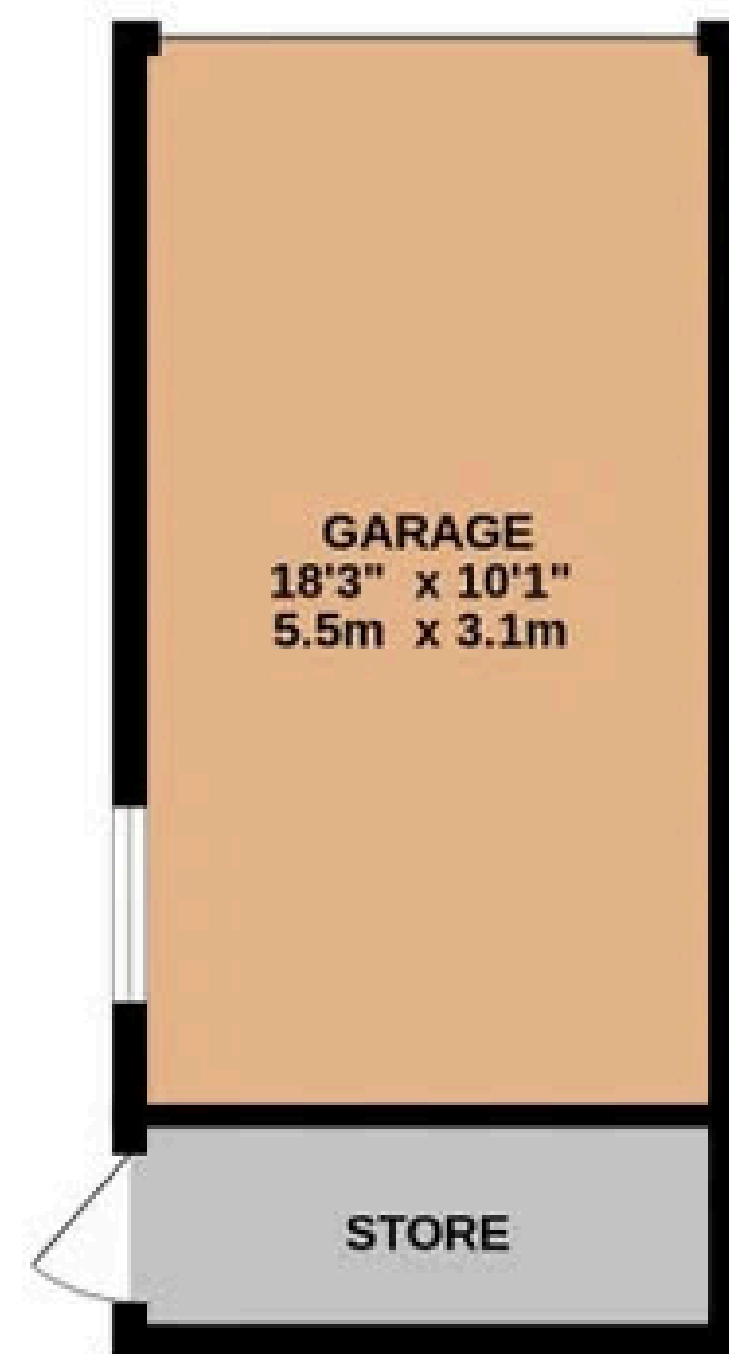
## The Location

The village of Costock boasts a close-knit community, a village hall, a public house and a primary school. In the larger and neighbouring village of East Leake, you will find amenities including a doctor's surgery, dental practice, chemist and a library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries.



The village has excellent commuter links via the A60 and nearby A46 and M1 motorway networks. There is easy access to Nottingham, Leicester, Melton Mowbray, and Loughborough. East Midlands Airport is also just a 20-minute drive away.





TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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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## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



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