



Moor Lane,
Syerston, NG23 5NA



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£585,000**

Offered to the market is this immaculately presented, Four Double Bedroom, Detached Family Home. Situated within the picturesque village of Syerston with beautiful countryside views to the rear and accommodation comprising: Welcoming Reception Hall, Ground floor W.C., Dining Room, generous Living Room with bi-fold door leading to the Rear Garden, Contemporary Kitchen, Utility Room, Four Double Bedrooms, Master having a modern En-Suite Shower Room, stylish Family Bathroom, Double Garage with electric garage door, landscaped gardens with driveway providing ample parking for several vehicles all set on approximately a quarter of an acre plot. EPC Rating- D. Council Tax Band – E. Freehold. No Upward Chain.



Entrance

UPVC double glazed front door into Entrance Hall.

Reception Hall

A lovely spacious and welcoming reception with returning staircase rising to the first floor, good sized storage cupboard and white wooden doors to the ground floor accommodation.

Ground Floor W.C.

Fitted with a modern two piece suite to include: Wall hung W.C. with push flush and wash basin set into a vanity storage unit, tiled flooring and uPVC double glazed window to the front elevation.

Kitchen

12'0" x 13'1" (3.68 x 4.00)

A contemporary dual aspect Kitchen being fitted with a good range of white base and wall mounted units with solid composite work surface over, breakfast bar, built-in Bosch appliances to include: Dishwasher, under counter fridge, electric fan assisted double oven and grill / microwave and electric touch convection hob with extractor fan over, inset sink, Amtico tiled flooring, uPVC double glazed windows to the side and rear elevations and door to the Utility Room.

Utility Room

6'7" x 8'5" (2.03 x 2.58)

Continuation of the Amtico tiled flooring, wall mounted gas central heating boiler, space and plumbing for washing machine, space for further appliances and uPVC double glazed door to the side elevation.

Dining Room

9'6" x 11'11" (2.90 x 3.64)

UPVC double glazed window to the rear elevation.

Living Room

13'1" x 21'9" (4.00 x 6.63)

A generous Primary Reception Room with uPVC double glazed windows to the front and side elevations and double glazed bi-fold doors leading out to the Rear Garden, television point and feature Chesney's fireplace.

Landing

UPVC double glazed window to the front elevation, white wooden doors to the first floor accommodation and airing cupboard.

Master Bedroom

10'0" x 13'0" (3.06 x 3.97)

UPVC double glazed window to the rear elevation over looking the Rear Garden and countryside beyond, built-in wardrobes and white wooden door to the En-Suite.

En-Suite

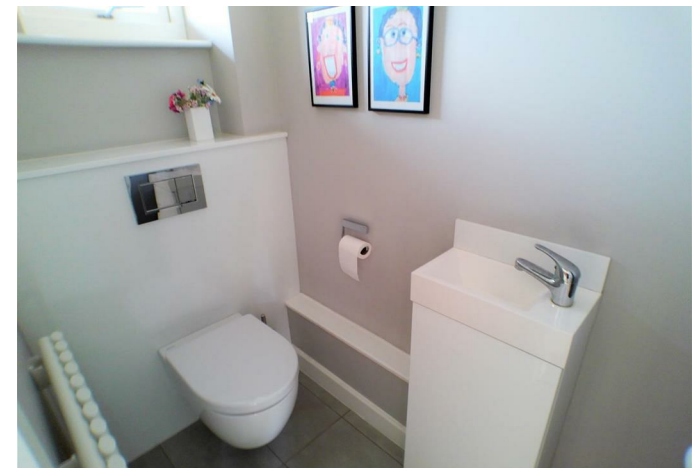
7'1" x 8'4" (2.18 x 2.56)

Fitted with a modern three piece suite comprising: Villeroy and Boch W.C., wash basin and double walk-in shower cubicle, uPVC double glazed window to the side elevation, two heated towel rails and tiling to flooring and walls.

Bedroom Two

10'1" max x 12'11" max (3.08 max x 3.94 max)

UPVC double glazed window to the front elevation and built-in wardrobes.



Bedroom Three

9'6" x 12'10" (2.91 x 3.93)

UPVC double glazed window to the rear elevation over looking the Rear Garden and countryside beyond.

Bedroom Four

9'5" max x 11'11" max (2.88 max x 3.65 max)

UPVC double glazed window to the rear elevation over looking the Rear Garden and countryside beyond.

Family Bathroom

7'0" x 9'0" (2.14 x 2.75)

Fitted with a modern three piece suite comprising: W.C., wash basin and panel bath with shower over, uPVC double glazed window to the front elevation, heated towel rail and tiled flooring and tiling to wet areas.

Double Garage

18'6" x 17'9" (5.65 x 5.42)

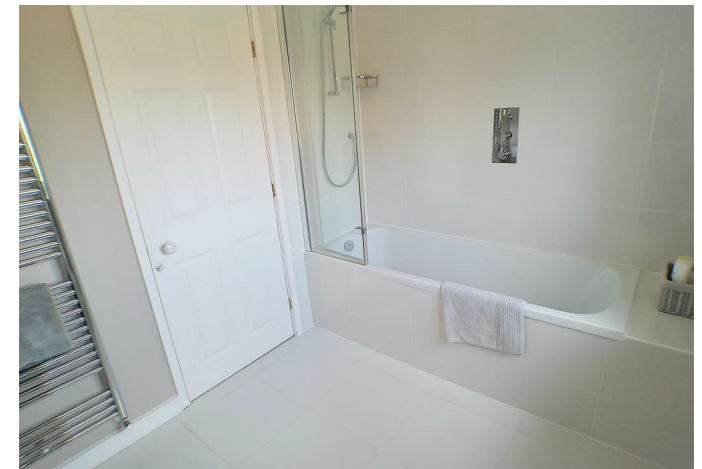
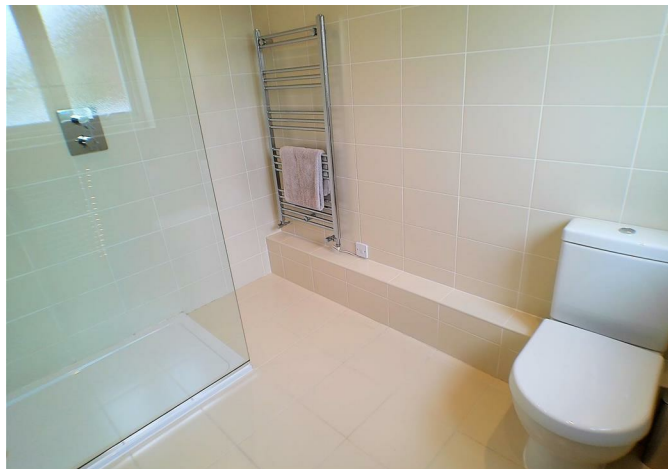
Electric garage door to the front, uPVC double glazed door and window to the side elevations, light and power.

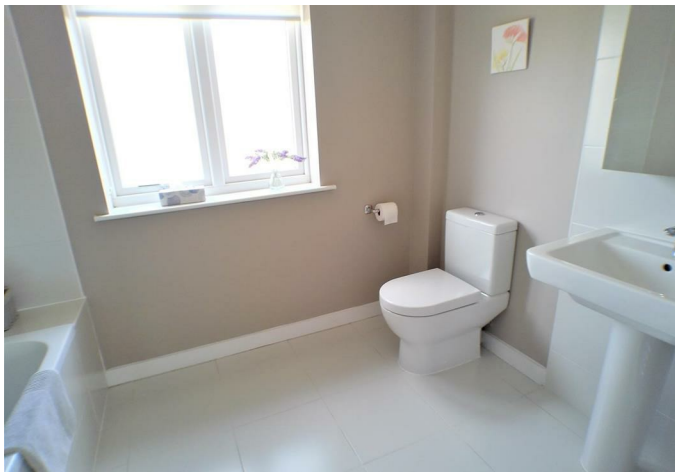
Outside to the Front

A generously proportioned gravel driveway providing off street parking for several vehicles, timber vehicle gate, shaped lawns and pedestrian access down both sides of the property leading to the Rear Garden

Rear Garden

The Rear Garden has been mainly laid to lawn with shaped and well established planted borders, fruit trees, patio area ideal for entertaining and alfresco dining and views over the countryside.





Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

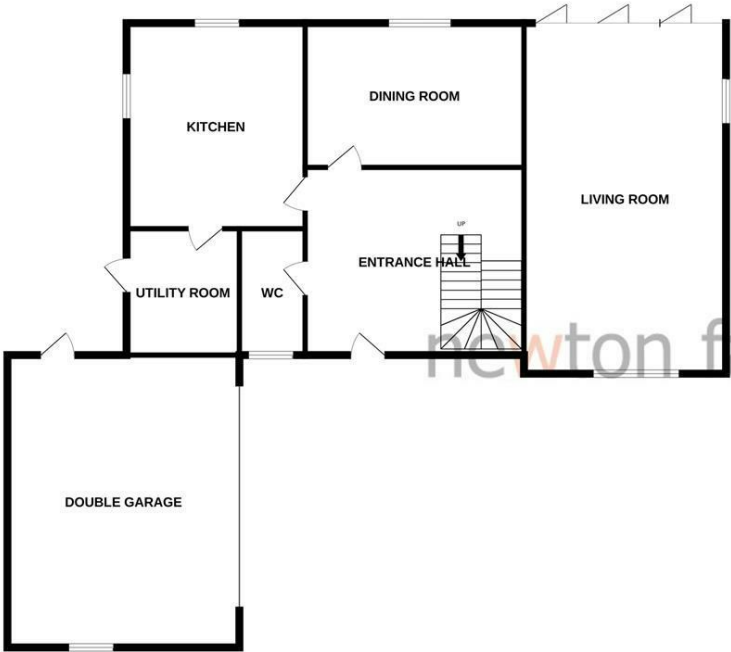
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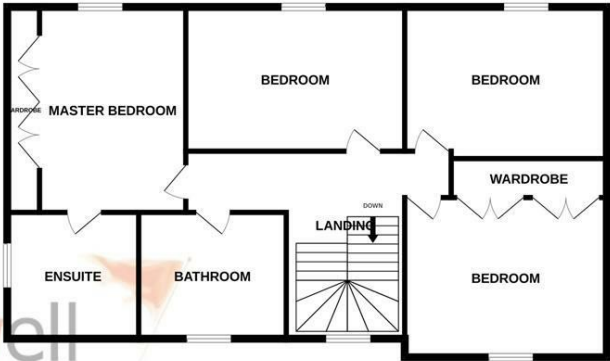


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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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