



**3 Green Lane, Easthorpe, Nottingham, NG13
0DW**

£625,000

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Superb Detached & Versatile Home
- Versatile Layout
- 2 Ensuites & Main Bathroom
- Beautifully Presented Throughout
- Driveway & Attached Garage
- In The Region Of 1,900 Sq.Ft.
- Up To 4 Bedrooms
- Stunning Open Plan Living Kitchen
- Private Close Of 6 Dwellings
- Viewing Highly Recommended

A fantastic opportunity to purchase a well thought out detached home tucked away off a private gated driveway ,shared with only a handful of similar dwellings and located within this highly regarded Vale of Belvoir village.

Originally completed around 2021 by a small local developer, the property was designed to combine both traditional and contemporary elements with attractive, pan tiled roof, with aesthetically pleasing brick elevations, behind which lies a deceptive level of accommodation in the region of 1,900 sq.ft. The property is particularly versatile in its layout, providing bedrooms to both the ground and first floor, allowing it to be utilised as purely a single storey dwelling if required, making it ideal for those downsizing, or potentially those with dependent relatives making use of its ground floor suite.

Internally the property is immaculately presented throughout, with contemporary fixtures and fittings, under floor heating to the ground floor, double glazing, relatively neutral decoration and attractive oak internal doors.

The accommodation comprises an initial well proportioned entrance hall with ground floor cloak room off and useful utility. A sitting room provides a formal reception with a pleasant aspect to the front while, in addition, a ground floor principle suite provides a double bedroom with ensuite facilities. However, the stunning open plan living/dining kitchen is undoubtedly going to become the hub of the home with its attractive vaulted ceiling with inset skylights, additional windows and exterior doors into the garden, flooding this area with light. The kitchen is beautifully appointed with a generous range of contemporary units and integrated appliances. A central island unit provides an additional working area and the reception space offers an attractive log burning stove, creating a delightful everyday living space, which flows via bi-fold doors into the garden.

To the first floor there are three further bedrooms, with both ensuite and main family bathroom. The fourth bedroom potentially making an ideal first floor office or dressing room.

As well as the internal accommodation the property occupies a delightful plot tucked away at the end of this no through lane with an attractive approach via electric estate style field gates, onto a initial shared, sweeping, gravelled driveway passing a wooded copse to the side and in turn the private frontage of the property, where there is off road parking and attached garage. There are established gardens to both the front and rear. The rear garden offering a good degree of privacy and also encompassing a pergola with hot tub which will remain

with the property.

Overall we feel that the property would appeal to a wide audience with viewing coming highly recommended to appreciate both the location and accommodation on offer.

EASTHORPE

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

AN ATTRACTIVE TRADITIONAL STYLE CANOPIED PORCH LEADS TO A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, THE:

MAIN ENTRANCE HALL

21'2" x 6' (6.45m x 1.83m)

A well proportioned initial entrance hall having deep skirtings and architrave, attractive plank effect LVT flooring, staircase with half landing rising to the first floor landing and, in turn, further contemporary oak internal doors leading to:

MAIN RECEPTION

16'11" x 10'4" max (5.16m x 3.15m max)

A versatile reception currently utilised as formal dining but alternatively would make an additional sitting room having a pleasant aspect to the front across the property's own garden and a wooded copse beyond; inset downlighters to the ceiling and deep skirtings.

OPEN PLAN LIVING/DINING KITCHEN

29' x 15' (8.84m x 4.57m)

A stunning open plan, light and airy space which is undoubtedly going to become the hub of the home and provides a generous and versatile room with an initial contemporary kitchen opening out into a reception area creating a wonderful everyday living/entertaining space. The room has an attractive vaulted ceiling with inset skylights and downlighters as well as two runs of double glazed bifold doors and an additional window at the rear. The initial kitchen is tastefully appointed, fitted with a generous range of contemporary handleless wall, base and drawer units; a good level of working area with two runs of preparation surfaces including a central island unit which incorporates a breakfast bar ideal for informal dining; sink and drainer unit, with brush metal swan neck mixer tap and tiled splash backs; integrated appliances including induction hob with glass splash back and chimney hood over, fan assisted combination oven, fridge, freezer, dishwasher and wine cooler. The kitchen is in turn open plan to a versatile reception space, which could accommodate both living and dining, having an attractive contemporary solid fuel stove creating a pleasant focal point. The room has continuation of the LVT flooring, deep skirtings and composite door into the rear garden.

UTILITY ROOM

11' x 5'5" (3.35m x 1.65m)

Having fitted larder and base units, work surface over with inset sink and drain unit with brush metal mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, continuation of the LVT flooring, inset downlighters to the ceiling, double glazed window and exterior door.

GROUND FLOOR CLOAK ROOM

6' x 4'3" (1.83m x 1.30m)

Having a two piece contemporary white suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and contemporary tiled splash backs, continuation of the LVT flooring, inset downlighters to the ceiling and double glazed window.

BEDROOM 1

12' x 14'8" (3.66m x 4.47m)

A versatile room which benefits from ensuite facilities and makes an ideal ground floor principal suite but alternatively could be utilised as an additional ground floor reception space. The room having a pleasant aspect into the rear garden, deep skirtings, inset downlighters to the ceiling, double glazed window and a further door leading through into:

ENSUITE SHOWER ROOM

7'3" x 6'2" (2.21m x 1.88m)

Having a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted chrome shower mixer with rose over, close coupled WC and pedestal washbasin, with chrome mixer tap and tiled splash backs; LVT flooring, contemporary towel radiator and double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING AND DOUBLE GLAZED WINDOW OVERLOOKING THE REAR GARDEN RISES TO:

FIRST FLOOR GALLERIED LANDING

Having attractive part pitched ceiling, inset skylight and downlighters, access to loft space above, built in airing cupboard which also houses the pressurised hot water system and, in turn, further doors leading to:

BEDROOM 2

14'7" into dormer x 9' (4.45m into dormer x 2.74m)

A well proportioned double bedroom, having attractive double glazed dormer window to the front, inset downlighters to the ceiling and a further door leading through into:

ENSUITE SHOWER ROOM

9' x 6'2" (2.74m x 1.88m)

Having a contemporary suite, comprising double width shower enclosure with glass screen and wall mounted shower mixer with rose over, close coupled WC and wall mounted

washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the rear.

BEDROOM 3

14'5" x 10' (4.39m x 3.05m)

A further well proportioned double bedroom, having inset downlighters to the ceiling, deep skirtings and a double glazed window with a pleasant aspect to an established wooded copse.

BEDROOM 4/FIRST FLOOR STUDY

10'5" max x 10' max (3.18m max x 3.05m max)

An L shaped room which provides a further bedroom, or alternatively would make an excellent first floor study or dressing room; having deep skirtings, part pitched ceiling with inset downlighters and skylight.

MAIN BATHROOM

9' x 7' (2.74m x 2.13m)

Having a contemporary three piece suite comprising P shaped shower bath with chrome mixer tap with integral shower handset, further wall mounted rose over and curved glass shower screen, close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator, LVT flooring, part pitched ceiling and inset skylight.

EXTERIOR

The property occupies a delightful location tucked away off a private driveway shared with only a handful of other similar dwellings. Initially accessed by electric gates, onto a sweeping driveway which provides a pleasant approach lying adjacent to an established wooded copse. This initial shared area in turn, arrives at the private drive of the property, providing off road car standing for several vehicles and leads to the attached garage. The rear garden has been thoughtfully established, having well stocked perimeter borders with a range of trees and shrubs and is enclosed by feather edged board fencing; a central lawn and large paved terrace continues to the rear of the property. A central pathway leads to a further seating area at the foot with a timber framed pergola with a pitched tiled roof which also houses a hot tub.

GARAGE

20' x 11'11" (6.10m x 3.63m)

Having a pitched roof with potential storage in the eaves, electric roller shutter door, power and light and ledge and brace courtesy door to the rear.

COUNCIL TAX BAND

Melton Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric and water. Central heating is gas (liquid petroleum, not mains) (information taken from Energy performance certificate and/or vendor).

The driveway is private and in ownership of the six properties. The current contribution for maintenance is £60 per month and is agreed on an annual basis between the residence.

Please note "Gusto Homes" are completing a small group of bungalows to the rear of the property, we don't believe this as any impact on the property and they will be completed Autumn 2026.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

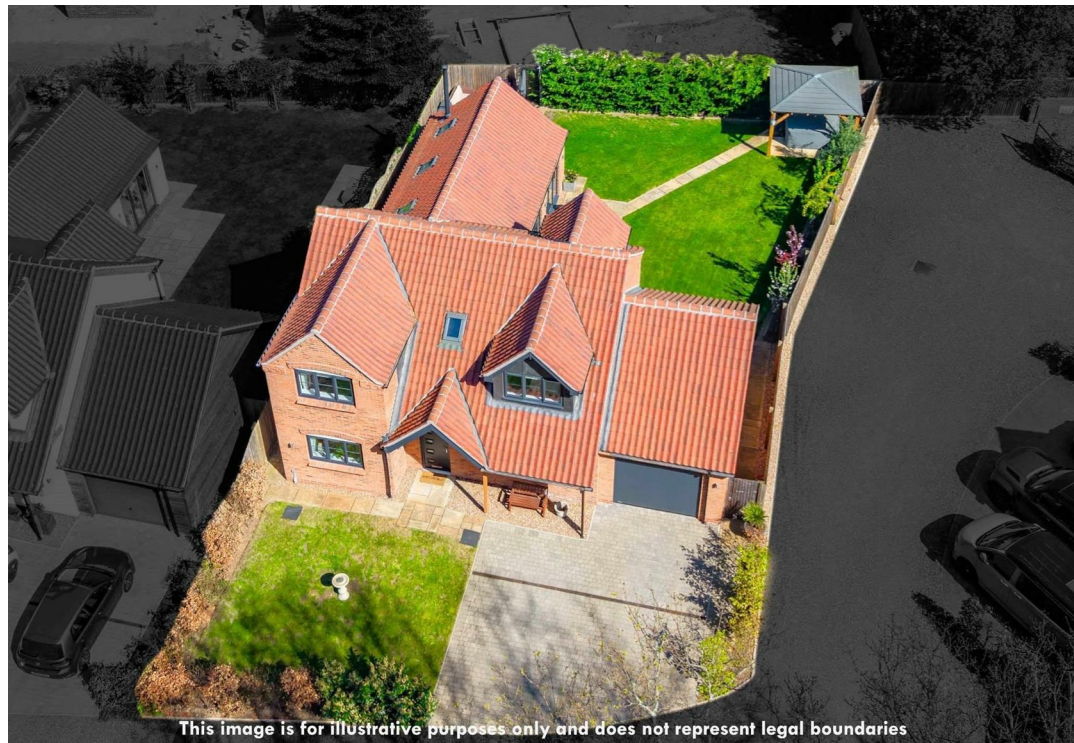
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

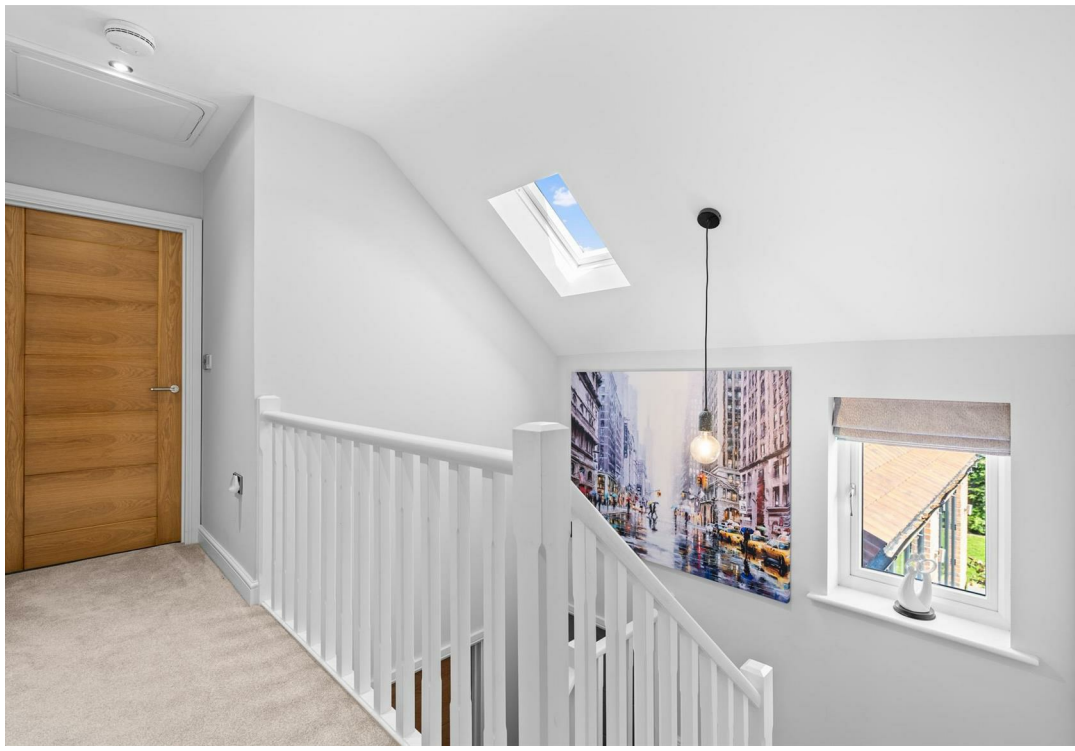
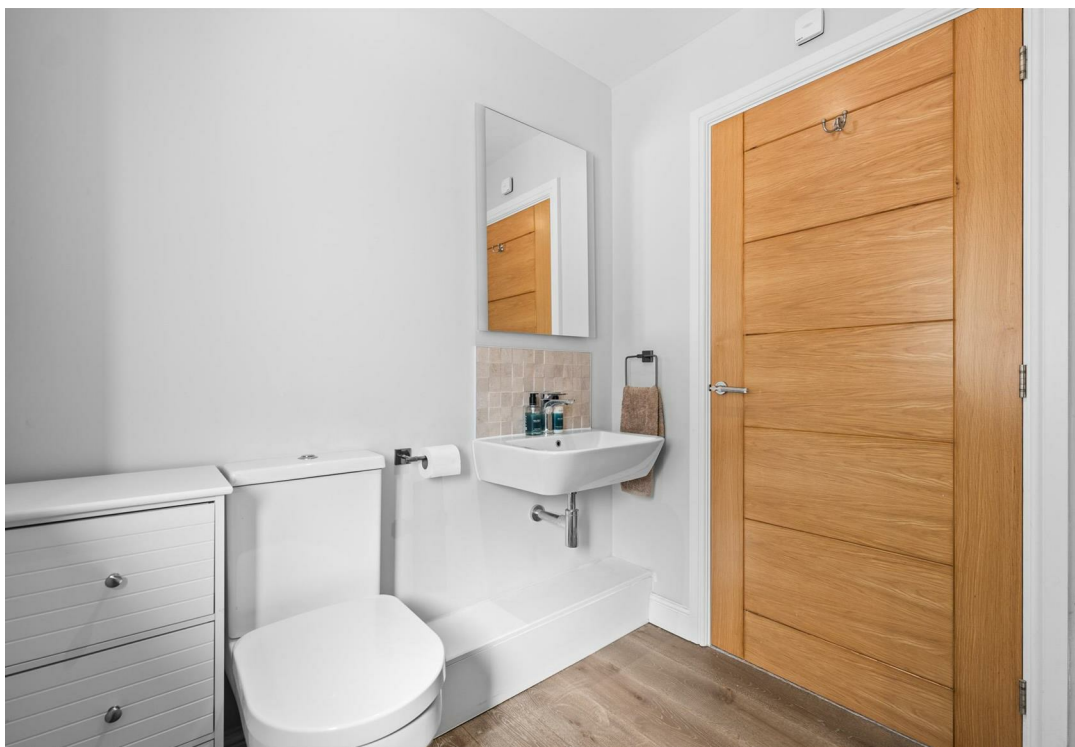


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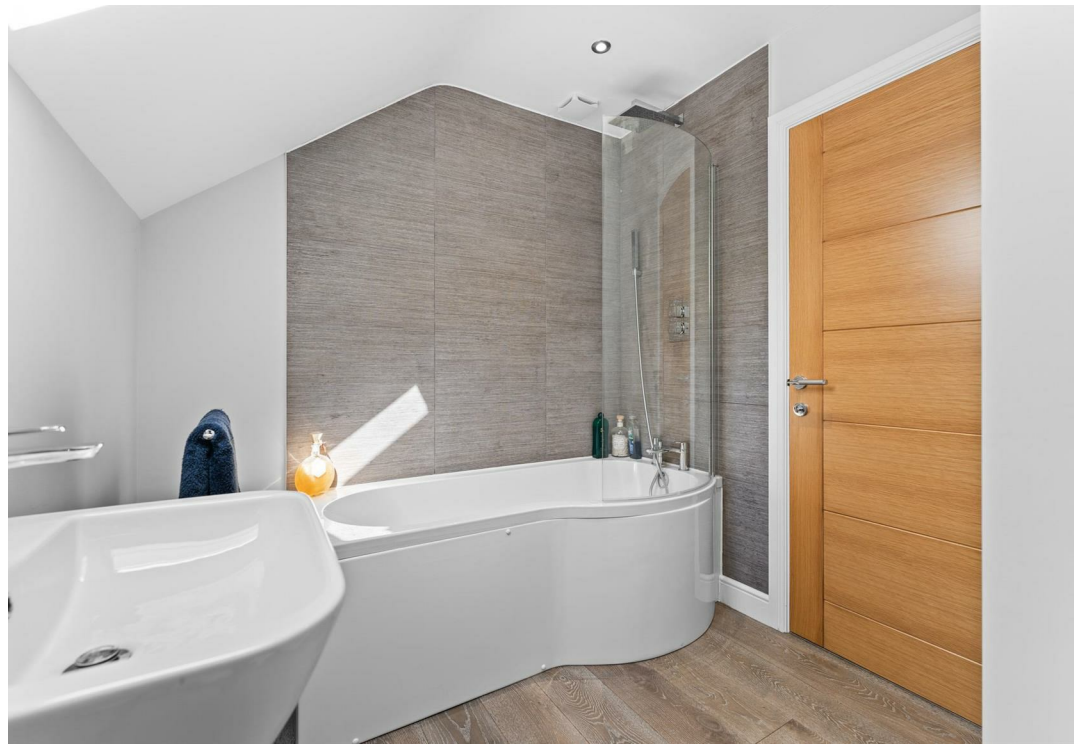










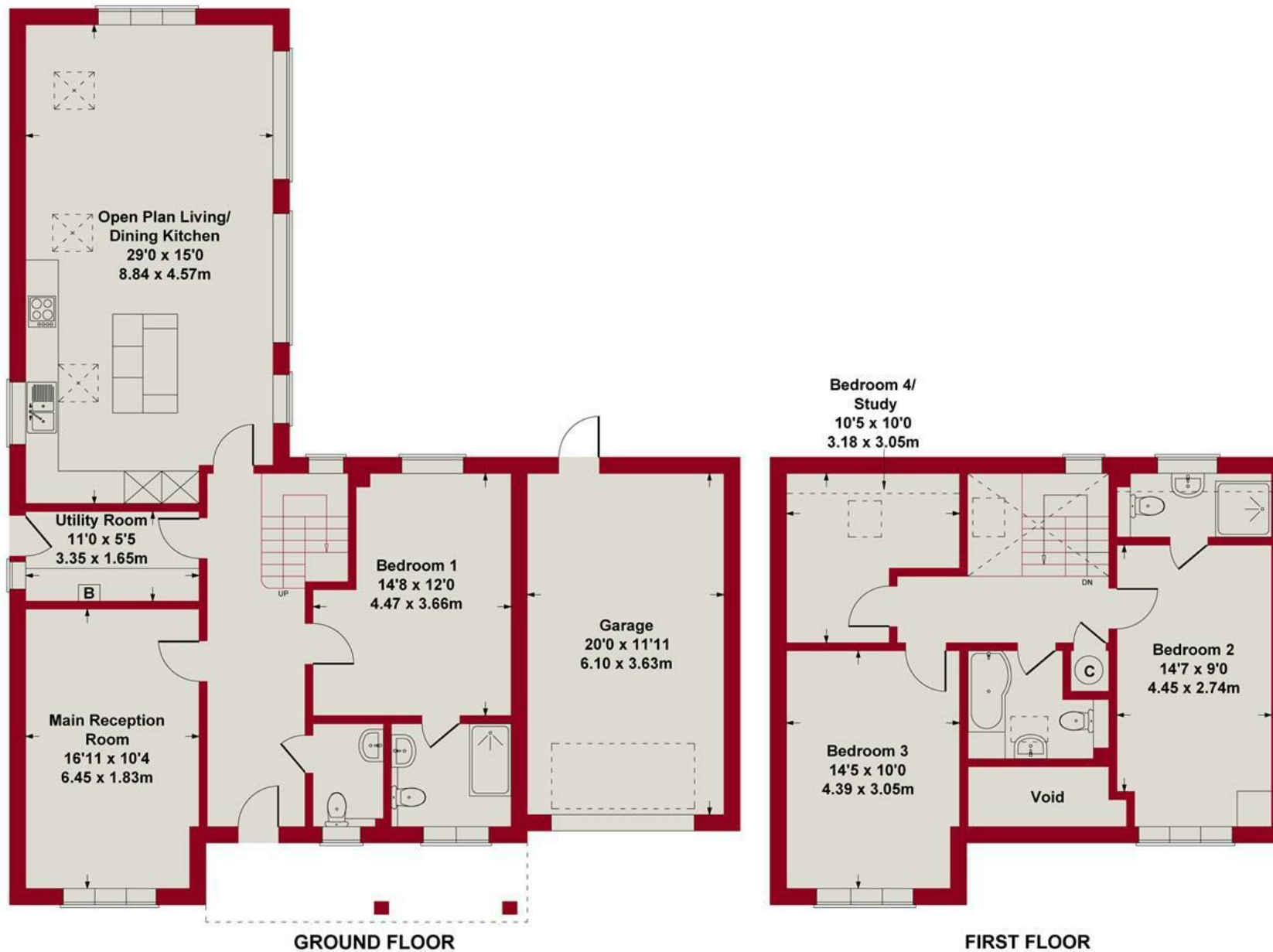




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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	78	
(55-68) D		
(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



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 firm's 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 01949 836678



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