



30 Longdale Lane, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9AD

Offers Over £350,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Traditional Semi Detached House
- Kitchen/Diner & Downstairs WC
- Ample Off Road Parking
- Attached Single Garage
- Highly Desirable Village Location
- 3 Bedrooms & 2 Reception Rooms
- Large Plot (0.20 Acres)
- South West Facing to Rear
- Separate Vehicular Access to Rear
- Viewing Highly Recommended

A traditional three bedroom semi detached house occupying a large plot extending to circa 0.20 of an acre with ample off road parking and enjoying a south west facing rear garden.

The property has been well maintained throughout and includes gas central heating and majority UPVC double glazed windows. The layout of living accommodation spans over two floors extending to just over 1500 sq ft ideal for family buyers with three bedrooms, two reception rooms and a kitchen/diner. The ground floor comprises an entrance hall, bay fronted lounge, separate sitting room, conservatory, L-shaped kitchen/breakfast room with utility area, side entrance lobby and a downstairs WC. To the first floor, there are pleasant aspects of the front and rear gardens from each window. The first floor landing leads to three bedrooms and a family bathroom.

## OUTSIDE

The property stands in the middle of a large, elevated plot extending to circa 0.20 of an acre, set well back from Longdale Lane behind a low hedgerow boundary frontage. The property is approached by a large, sweeping driveway which leads to an attached single garage equipped with power and light. There are lawns either side of the drive and an established hedgerow boundary to the southern boundary which extends from the driveway entrance all the way up to the house. There is a turning area in front of the garage and steps lead up to the front entrance door. A pathway to the side of the house leads to a useful recess storage area ideal for keeping logs. The rear garden is a particular feature, enjoying a wonderful, south west facing aspect with a paved patio area to the side of the conservatory. There is a brick built flowerbed which divides the patio from the main large lawn with borders either side with mature plants and shrubs and includes some lovely mature trees, including a flowering cherry and a robinia. At the end of the garden, there is a further paved patio, extensive bark chippings area and a pathway leads to a greenhouse (8'4" x 6'1") and two large sheds (13'7" x 9'7" and 10'0" x 7'10"). Beyond here, a gate leads to a hardstanding area which connects to a grassed right of way access road which gives separate vehicular access directly back onto Longdale Lane.

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

## ENTRANCE HALL

14'3" x 7'8" (4.34m x 2.34m)

With radiator, laminate floor, understairs storage cupboard and stairs to the first floor landing.

## LOUNGE

14'4" into bay x 11'11" (4.37m into bay x 3.63m)

Having an open fire with quarry tiled hearth and brick surround. Radiator and double glazed bay window to the front elevation affording pleasant elevated aspects across the front garden and driveway approach.

## SITTING ROOM

12'11" x 11'11" (3.94m x 3.63m)

Having a stone fireplace with inset coal effect gas fire. Original picture rail, radiator and double doors through to:

## CONSERVATORY

10'10" x 9'9" (3.30m x 2.97m)

With electric heater and patio door leading out onto the south facing rear garden.

## KITCHEN/BREAKFAST ROOM WITH UTILITY AREA

16'10" x 16'7" max (5.13m x 5.05m max)

An L-shaped kitchen/diner, having a range of wall cupboards, base units and drawers with laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap. Space for a freestanding cooker. Integrated fridge/freezer. There is a fitted table with seating for five. There is a utility area with wall and base units, laminate work surfaces, an inset circular stainless steel sink with mixer tap, tiled splashbacks and space and plumbing for a washing machine. Radiator, tiled floor, built-in overhead cupboard housing the electricity meter and double glazed window and French doors to the rear elevation leading out onto the south facing garden.

## SIDE ENTRANCE LOBBY

7'10" x 2'11" (2.39m x 0.89m)

With tiled floor, side entrance door and doorway into the kitchen.

## DOWNSTAIRS WC

6'0" x 3'4" (1.83m x 1.02m)

Having a low flush WC. Wash hand basin with tiled splashbacks. Radiator, shaver point, tiled windowsill and obscure glazed window to the side elevation.

## FIRST FLOOR GALLERIED LANDING

12'7" x 7'7" (3.84m x 2.31m)

With original picture rail, double glazed window to the front elevation and loft hatch which leads to a partially boarded loft.

## BEDROOM 1

15'0" into bay x 12'0" into wardrobes (4.57m into bay x 3.66m into wardrobes)

Having fitted wardrobes with hanging rail and overhead storage cupboard. Plus a separate airing cupboard housing the Worcester Bosch central heating boiler and hot water cylinder also with overhead storage cupboard. Radiator, coving to ceiling and double glazed bay window to the front elevation.

## **BEDROOM 2**

12'10" x 11'11" (3.91m x 3.63m)

A second double bedroom with original picture rail, radiator, fitted desk and shelving and double glazed window to the rear elevation with lovely south facing views over the garden.

## **BEDROOM 3**

9'10" x 7'8" (3.00m x 2.34m)

Having fitted wardrobes and additional overhead storage cupboards. Plus fitted dressing table with drawers and open shelving at one end. Radiator and double glazed window to the rear elevation with lovely south facing views over the garden.

## **FAMILY BATHROOM**

7'6" x 4'10" (2.29m x 1.47m)

Having a three piece white suite comprising an panelled bath with electric Mira shower over. Pedestal wash hand basin. Low flush WC. Radiator and obscure double glazed window to the side elevation.

## **ATTACHED SINGLE GARAGE**

14'1" x 8'0" (4.29m x 2.44m)

Equipped with power and light. Obscure glazed window to the side elevation. Up and over door.

## **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners 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.

































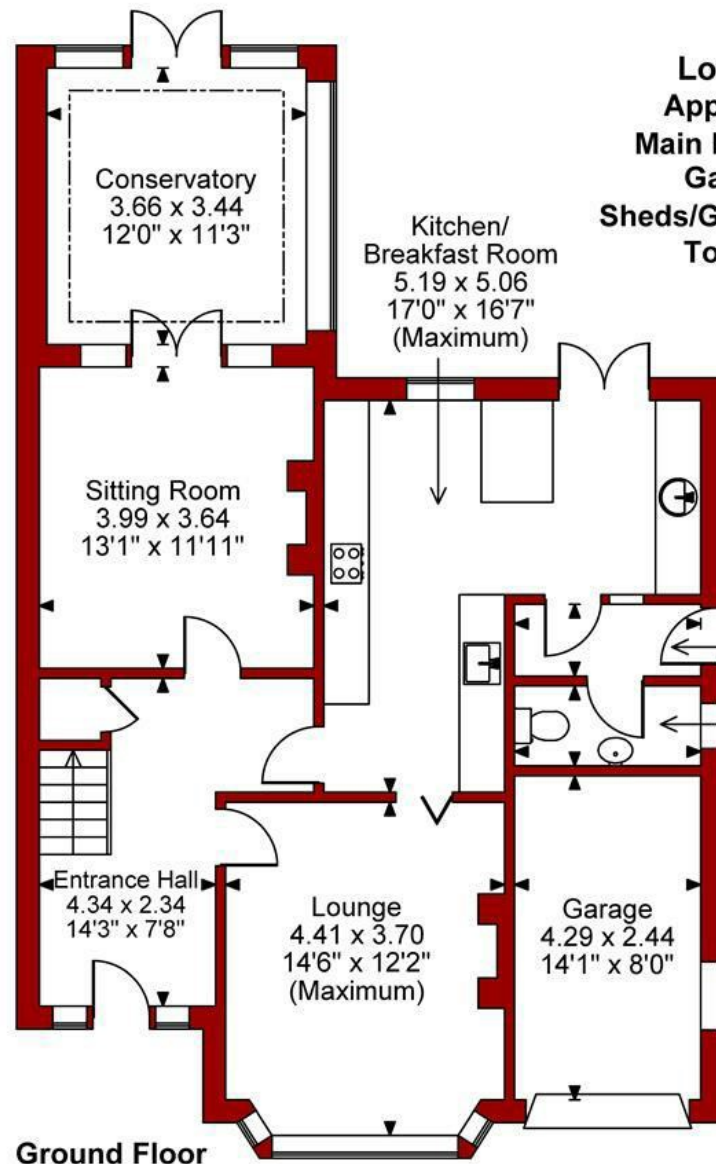




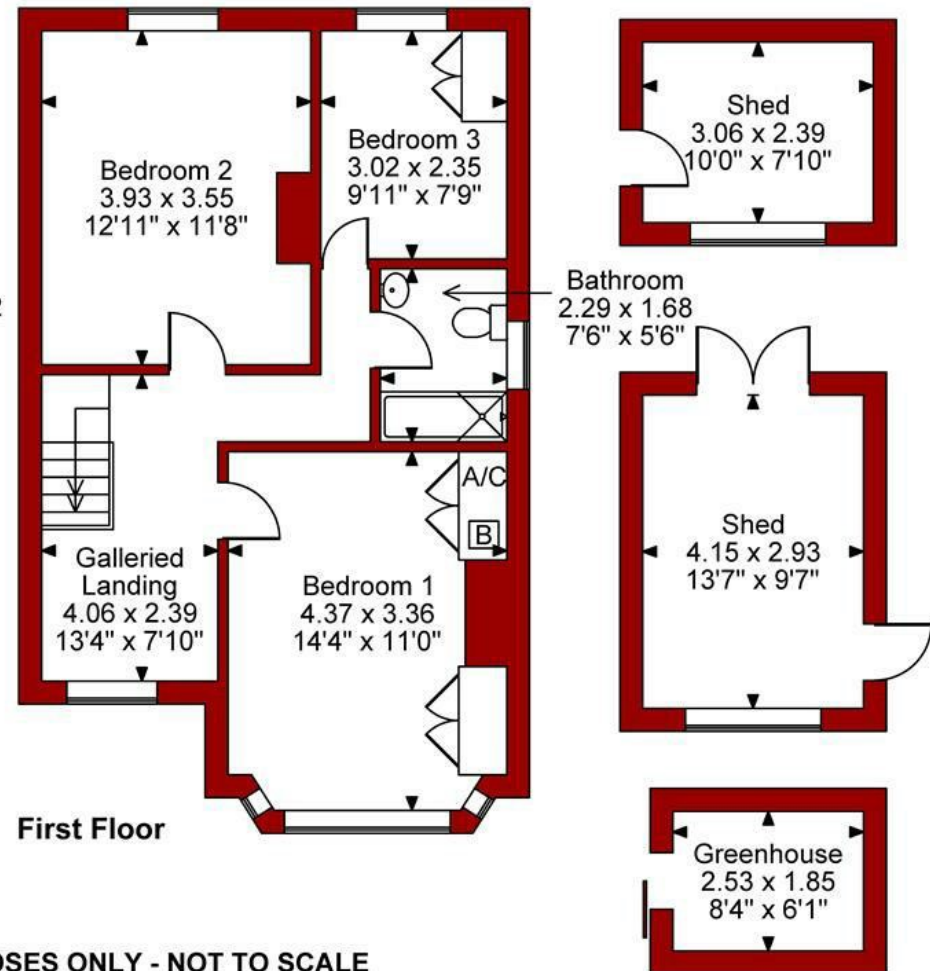








**Longdale Lane, Ravenshead**  
**Approximate Gross Internal Area**  
**Main House = 141 SQ M / 1520 SQ FT**  
**Garage = 11 SQ M / 114 SQ FT**  
**Sheds/Greenhouse = 24 SQ M / 260 SQ FT**  
**Total = 176 SQ M / 1894 SQ FT**



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 01623 626990



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers