

Offers In Excess Of £395,000

The Spinney, Bulcote, Nottingham NG14 5GX

EPC Rating C



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Detached, turnkey property offering versatile accommodation, ideal for those working from home or for independent multi-generational living.

In brief, the accommodation comprises an entrance hallway, with stairs to the first floor, doors to the bay front living room, kitchen breakfast room and to the Jack N' Jill downstairs WC. The living room has internal sliding doors leading to the dining room which also leads to the kitchen breakfast room and has French door to the sizeable conservatory at the rear which has tiled floor with underfloor heating. The underfloor heating continues to the versatile accommodation at the side which comprises a utility room, wet room and bedroom four which could be utilised as another reception room or study. These three rooms, although accessible and part of the property, could be used to create independent living for guests, older children or other family members.

To the first floor are three bedrooms and a family bathroom, with an electric shower over the bath and an en-suite shower room to the master bedroom.

There is parking at the front, gated access at both sides and a lawn garden to the rear.

Bulcote is a picturesque village with country walks and in close proximity to the amenities of Burton Joyce. Amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- Freehold
- Council tax band E

ENTRANCE HALL 6' 6" x 6' 3" (1.98m x 1.91m)

LIVING ROOM 13' 7" into bay x 10' 10" (4.14m x 3.3m)

DINING ROOM 10' 10" x 9' 0" (3.3m x 2.74m)

CONSERVATORY 17' 6" x 13' 11" plus recess (5.33m x 4.24m)

KITCHEN/BREAKFAST ROOM 15' 6" x 9' 3" (4.72m x 2.82m)

WC 6' 6" x 6' 3" (1.98m x 1.91m)

UTILITY ROOM 14' 2" x 7' 10" (4.32m x 2.39m)

WET ROOM 9' 5" x 7' 7" (2.87m x 2.31m)

BEDROOM FOUR / STUDY 16' 0" x 7' 10" (4.88m x 2.39m)

BEDROOM ONE 12' 11" into bay x 11' 1" (3.94m x 3.38m)

EN-SUITE 7' 1" x 6' 1" plus door recess (2.16m x 1.85m)

BEDROOM TWO 10' 3" x 7' 6" plus recess (3.12m x 2.29m)

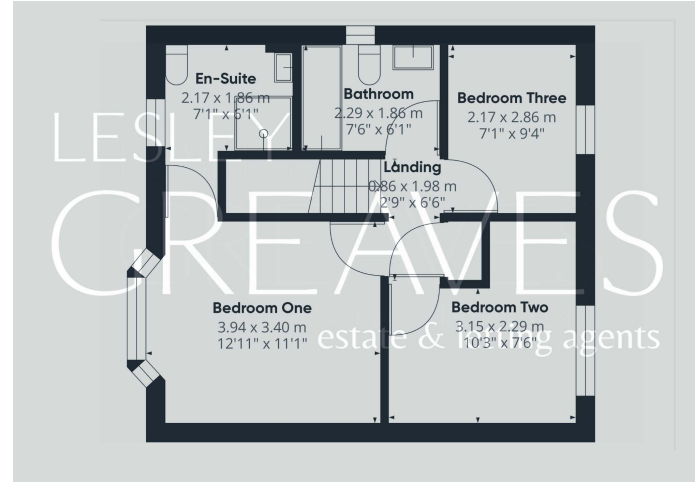
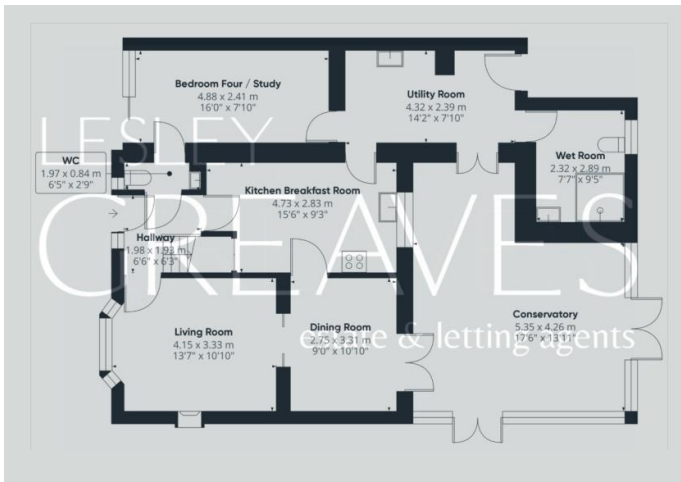
BEDROOM THREE 9' 4" x 7' 1" (2.84m x 2.16m)

BATHROOM 7' 6" x 6' 1" (2.29m x 1.85m)



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COUNCIL TAX BAND: E

LOCAL AUTHORITY: Newark and Sherwood District Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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