







Guide Price £500,000-£550,000

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Gonalston Lane  
Epperstone  
Nottingham  
NG14 6AZ

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EPC Rating 'E'

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A unique opportunity to purchase a good size family home located in a beautiful rural setting. In brief the well presented accommodation comprises an entrance porch, welcoming entrance hallway, almost 30ft living room with feature fireplace, dining room with doors onto the garden, cloakroom, kitchen diner and utility room to the ground floor. To the first floor is a galleried landing, shower room and three double bedrooms, all with built in wardrobes. There are gardens front and rear, a garage and a workshop. The property occupies an envied position within this sought after village with open countryside on your doorstep.



#### COMPOSITE DOOR TO-

#### PORCH

uPVC double glazed windows to the front and side, Karndean flooring and a door to-

#### ENTRANCE HALL

uPVC double glazed window to the side, Internal window to the porch, stairs to the first floor, Karndean flooring, radiators, dado rail, wall light points, double doors to the living room, doors to the kitchen, utility room and to-

#### WC

Low level WC, wash hand basin within vanity unit, radiator, coving to the ceiling and a uPVC double glazed window to the side.

#### LIVING ROOM

29' 6" x 12' 6" (9.01m x 3.83m)

uPVC double glazed window to the front, radiators, coving to the ceiling, dado rail, wall light points, solid fuel feature fireplace, double doors to the dining room and a door to-

#### KITCHEN/DINER

13' 6" plus pantry and door recess x 12' 5" (4.13m x 3.80m)

Fitted wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap. Integrated dishwasher, under counter space for a fridge, fitted oven, induction hob and extractor. Tiled splash backs, radiators, pantry with shelving and space for a fridge freezer, Karndean flooring, tiled splash backs and door to the dining room. uPVC double glazed windows to the side and rear, composite door to the garden at the rear.

#### UTILITY ROOM

6' 5" x 6' 5" (1.96m x 1.98m)

Fitted wall and tall units, base units to house a washing machine and dryer with work surface over. Radiator, coving to the ceiling and a uPVC double glazed window to the side.

#### DINING ROOM

14' 3" x 10' 5" (4.36m x 3.19m)

uPVC double glazed French doors to the rear, radiator, coving to the ceiling, dado rail and wall light points.

#### FIRST FLOOR

#### GALLERIED LANDING

uPVC double glazed window to the front, radiator, dado rail, access to the loft via a pull down ladder, doors to the bedrooms and to-

#### SHOWER ROOM

White suite comprising a low level WC, wash hand basin within a vanity unit, panelled bath and separate shower enclosure with a mains fed shower. Radiator, spotlights, tiled splash backs and uPVC double glazed windows to the rear.

#### BEDROOM ONE

11' 7" x 11' 5" to the front of the wardrobes and into recess (3.54m x 3.48m)

uPVC double glazed window to the side, radiator, coving to the ceiling, built in mirrored wardrobes and built in airing cupboard housing the hot water cylinder.

#### BEDROOM TWO

12' 0" x 9' 7" to the front of the wardrobes (3.68m x 2.93m)

uPVC double glazed window to the front, radiator, coving to the ceiling, ceiling rose, dado rail and built in wardrobes.

#### BEDROOM THREE

14' 6" to the front of the wardrobes and back of the drawers x 7' 10" (4.44m x 2.40m)

uPVC double glazed windows to the side, radiator, coving to the ceiling, fitted wardrobes and drawers.

#### OUTSIDE

Gated access at the front leads to a shared driveway which provides access to the property. There is a lawn garden to the front and gravelled parking area. To the rear is a low maintenance enclosed block paved garden.

#### GARAGE

24' 8" x 9' 6" (7.53m x 2.92m)

Up and over door, solid fuel boiler, windows to the side, power, lighting and a door away to-

#### WORKSHOP

9' 7" x 12' 2" (2.93m x 3.71m)

Window and door to the rear, power, lighting and floor standing boiler.

Tenure: Freehold

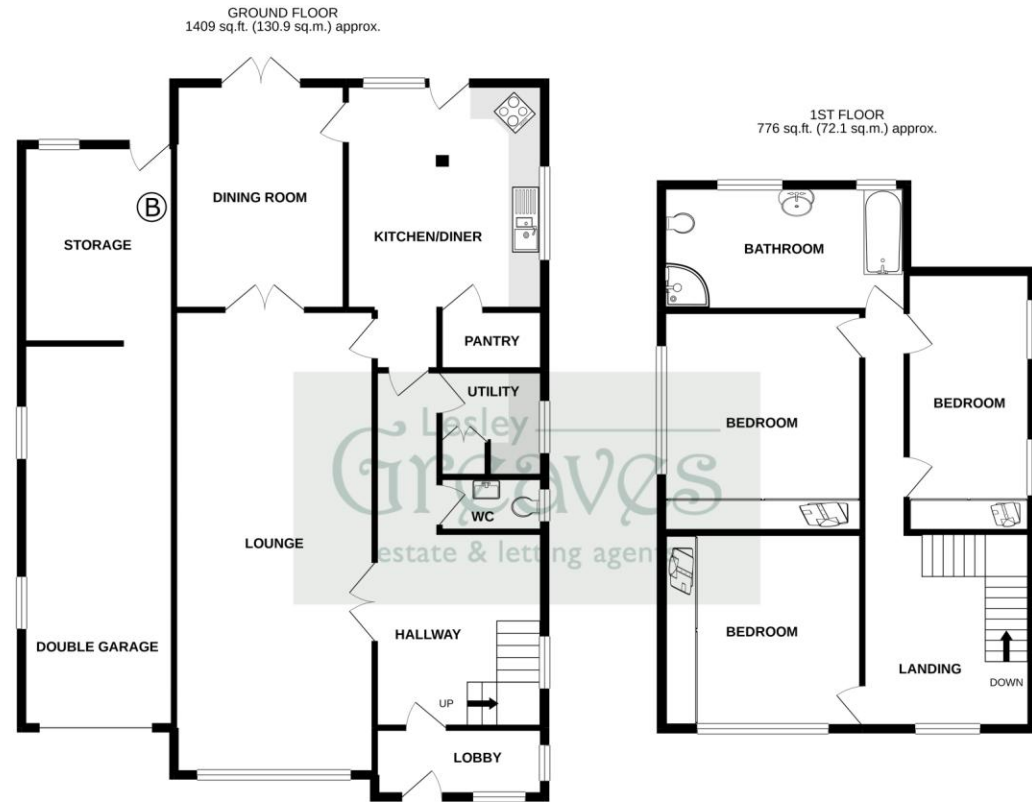
Council Tax Band: F

Local Authority: Newark and Sherwood District Council

**Property Directions:**

Entering Epperstone on Lowdham Road off Epperstone By-pass (A6097) turn right onto Gonalston Lane. The entrance to the driveway can be identified on the left hand side.

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 2185 sq.ft. (203.0 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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