





Offers Over £399,500

Neeps Croft, Epperstone, Nottingham NG14 6AF

EPC Rating D



A thoughtfully extended substantial family home situated in a beautiful location and at the head of a cul-de-sac. In brief the fully modernised accommodation spans two floors and briefly comprises an entrance hallway with storage and wood floor, a modern bathroom with a shower over the bath, bay fronted dining room with wood flooring and a wood burning stove, a shaker style kitchen with pantry with shelving, integrated dishwasher, double oven, ceramic sink, five ring gas hob and stainless steel extractor and utility room with further storage and spaces for further appliances. The living room with bi folding doors onto the garden, completes the ground floor accommodation. To the first floor is a family bathroom with vaulted ceiling and shower over the bath and four bedrooms with built in storage/wardrobe to three, feature fireplaces to two of them and a vaulted ceiling to the master bedroom. There is parking at the front and a lawn garden to the rear with countryside, views which can also be enjoyed from inside the house. The picturesque village has a pub, cafe, tennis courts and a village hall. There is a bus service connecting Epperstone to Nottingham and neighbouring villages have further amenities as well as a railway station in the nearby village of Lowdham.

- Freehold

**ENTRANCE HALL** 14' 0" x 6' 6" to the maximum (4.27m x 1.98m)

**DINING ROOM** 16' 4" into bay x 12' 10" into recess (4.98m x 3.91m)

**KITCHEN** 12' 9" x 7' 4" (3.89m x 2.24m)

**UTILITY ROOM** 9' 2" x 6' 1" (2.79m x 1.85m)

**LIVING ROOM** 17' 0" x 12' 9" (5.18m x 3.89m)

**BATHROOM** 7' 3" x 5' 9" (2.21m x 1.75m)

**BEDROOM ONE** 12' 10" x 10' 8" (3.91m x 3.25m)

**BATHROOM** 8' 7" x 6' 0" (2.62m x 1.83m)

**BEDROOM TWO** 17' 4" into recess x 9' 5" (5.28m x 2.87m)

**BEDROOM THREE** 12' 1" x 9' 6" (3.68m x 2.9m)

**BEDROOM FOUR** 8' 11" x 7' 9" (2.72m x 2.36m)



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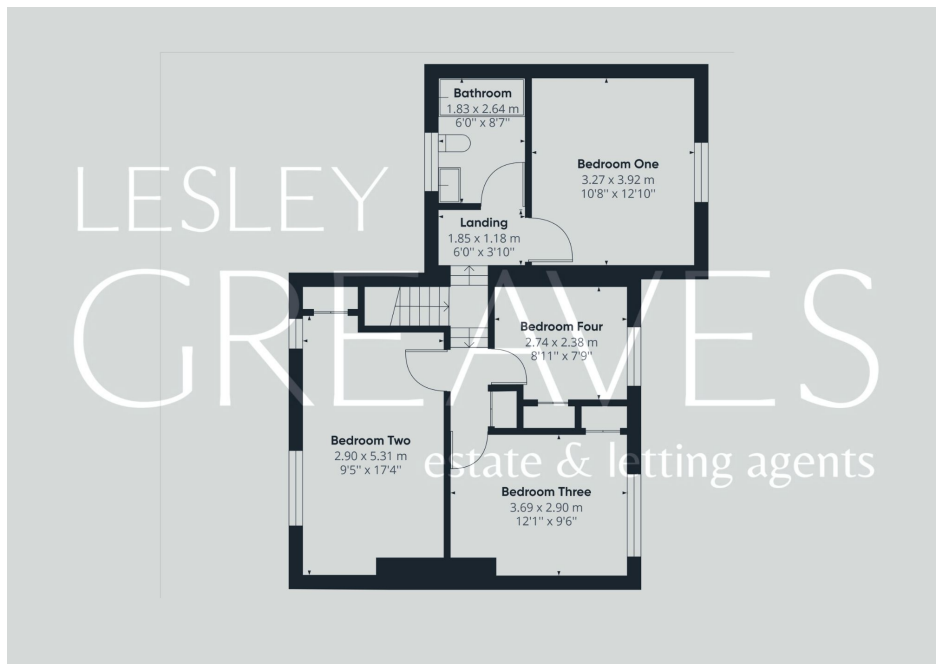






# LESLEY GREAVES

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COUNCIL TAX BAND: C

LOCAL AUTHORITY: Newark and Sherwood District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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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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