



**Conery Lane, Whatton**

Nottingham, Nottinghamshire, NG13 9FB

**NEWTON**FALLOWELL 



Conery Lane, Whatton  
Nottingham, Nottinghamshire, NG13 9FB  
£475,000

Offered to the market is this stunning, individual, detached home. Located within the desirable village of Whatton-In-The-Vale with accommodation comprising: Entrance hall, ground floor bedroom with en-suite, contemporary high quality living kitchen with bi-fold doors leading out to the rear garden, utility room, living room with feature curved window and two further bedrooms both with en-suites to the first floor. Situated on a good sized plot with mature gardens to the front and rear, detached garage and under floor heating through the ground floor viewing is highly recommended to appreciate the quality this home has to offer. EPC - TBC. Freehold.

**Entrance**

Solid wooden double glazed front door with side panels into Entrance Hall.





### Entrance Hall

A light and bright welcoming reception with solid wooden doors to accommodation, feature glass and wooden staircase rising to the first floor with under stairs storage cupboard and Karndean flooring with under floor heating.

### Ground Floor W.C.

Continuation of the Karndean flooring with under floor heating and being fitted with a two piece suite comprising: Shaped wash basin set into a vanity storage unit and wall hung W.C. and having a stainless steel vertical heated towel rail.

### Living Room

16'11" x 19'5" (max) (5.17 x 5.92 (max))

Feature curved large bay window with French doors, television point, cast iron log burning stove and open through to the Living Kitchen.

### Ground Floor Bedroom

11'10" x 11'9" (3.61 x 3.59)

Double glazed window to the front elevation, television point and solid wooden door to the En-Suite.

### En-Suite

10'0" x 3'10" (3.05 x 1.17)

A contemporary En-Suite being fitted with a three piece suite comprising: Wash basin set into a vanity storage unit, wall hung W.C. and walk-in double shower. Modern tiling to wet areas, double glazed window to the side elevation, stainless steel heated towel rail and Karndean flooring with under floor heating.

### Living Kitchen

22'6" x 20'4" (max) (6.86 x 6.22 (max))

A stunning room with views over the rear garden and being fitted with high quality units with marble work surface over, central island with inset sink and Quooker tap, built-in appliances to include: steam oven, microwave, two double ovens, two warming draws, wine fridge, dishwasher and Induction hob. Space and plumbing for American style fridge freezer, feature bi-fold doors leading out to the rear garden, double glazed window and two double glazed Velux skylights, Karndean flooring with under floor heating and solid wooden door to the Utility Room.

### Utility Room

11'8" x 5'4" (min) (3.58 x 1.63 (min))

Fitted with contemporary units with work surface over, inset sink and drainer, double glazed window and door to the rear garden, space and plumbing for appliances and Karndean flooring with under floor heating.

### Landing

Double glazed window to the rear elevation and solid wooden doors to the two first floor Bedrooms.

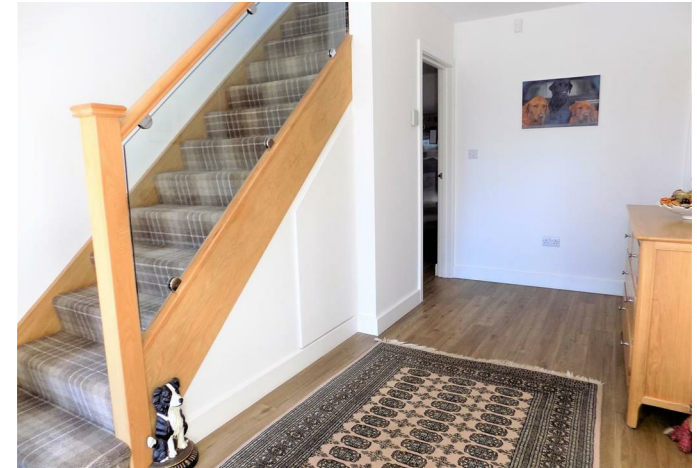
### Bedroom Two

14'11" x 12'11" (4.56 x 3.96)

Being triple aspect with double glazed windows to the front and side elevations and feature curved window to the rear elevation, built-in storage within the eaves and solid wooden door to the En-Suite.

### En-Suite

Fitted with a contemporary three piece suite comprising: Wash basin set into a vanity storage unit, wall hung W.C. and shower cubicle. Karndean flooring, tiling to wet areas and stainless steel heated towel rail.





### Master Bedroom

13'9" x 21'11" (max) (4.20 x 6.70 (max))

A unique Master Bedroom with feature curved wall and shaped ceiling, built-in wardrobes, television point, built-in storage to the eaves, double glazed window to the rear elevation and contemporary wooden and glazed door to the En-Suite.

### En-Suite

7'5" x 9'0" (2.28 x 2.75)

A spacious En-Suite being fitted with a large shaped wash basin set into a vanity storage unit, wall hung W.C. and walk-in triple shower cubicle. Contemporary tiling to wet areas, Karndean flooring, stainless steel heated towel rail and curved double glazed window to the rear elevation.

### Detached Double Garage

15'10" x 15'8" (4.85 x 4.78)

Up and over garage door to the front, pedestrian door to the side, light and power and tarmac driveway providing off street parking through a timber gate.

### Rear Garden

Immediately to the rear of the property is a large True slate patio are ideal for entertaining and alfresco dining leading onto a shaped lawn with inset wildlife pond, brick built summer house, planted borders, mature trees and access to the front elevation.

### Outside to the Front

This unique home is set back from the road. The front garden is mainly laid to lawn with inset mature trees and pathway leading to the entrance where there is a Yorkstone patio area.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a

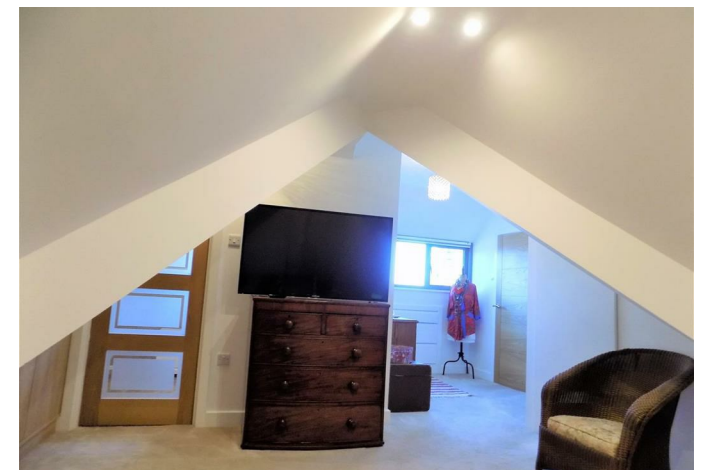
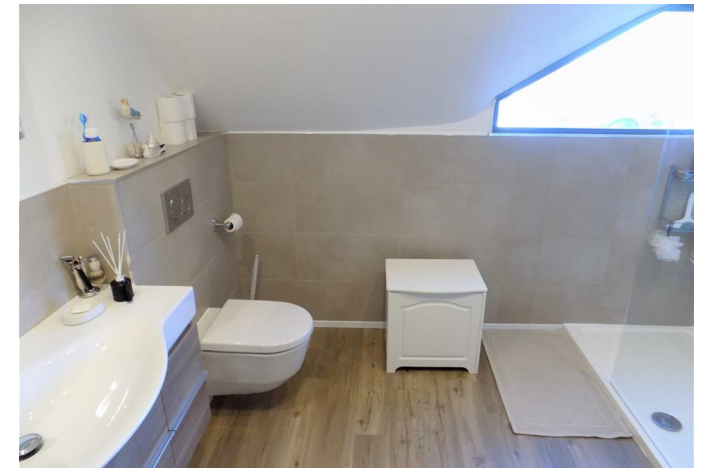






guide only and measurements should be regarded as approximate.



Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

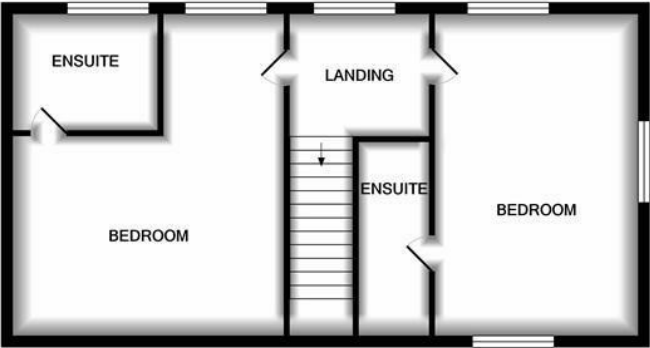








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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