



**25 Nottingham Road, Ravenshead,  
Nottingham, Nottinghamshire, NG15 9HG**

**Offers In Region Of £450,000**  
**Tel: 01623 626990**

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

- Double Bay Fronted Detached Bungalow
- Two Double Bedrooms (Formerly 3 Beds)
- Bay Fronted Lounge
- Detached Garage & Workshop
- Highly Sought After Location
- Large Plot Circa 0.31 Acres
- Open Plan Dining Kitchen
- Beautiful & Private Gardens
- Scope For Extension & Alteration
- Viewing Highly Recommended

We are delighted to present to the market this double bay fronted, detached two bedroom/former three bedroom bungalow, standing on a glorious and immaculately maintained plot, extending to circa 0.31 of an acre. This traditional property is situated in one of the most sought after and highly regarded locations in the area.

The current vendors have owned the property for the last 30 years and it has been a well maintained, immaculate home which has benefited from layout alterations throughout their tenure, including a large, double skinned, brick built double garage with additional workshop to the rear, also offering scope to become an annex, subject to planning permission.

Although this bungalow is ready to move in to and just enjoy, it also offers an unlimited amount of scope and potential for alterations and extensions, with its large plot and space to the front, side and rear; the possibilities are endless for you to come in and create a dream family home which would be the envy of all.

The current accommodation comprises an inviting central entrance hall with access to the huge loft space and a handy storage cupboard, an 18ft bay fronted reception room, open plan dining kitchen, rear lobby and a utility. This bungalow also lays host to two double bedrooms with fitted wardrobes and a generous family bathroom.

Externally, this delightful and charming property comes situated in a lovely, private position on Nottingham Road itself, yet still within walking distance to the handy Sainsbury's local and the extremely well serviced bus route linking both Nottingham and Mansfield.

The initial entrance to the plot is an opening in a well established hedge which perfectly conceals this magnificently mature yet manageable plot, extending to 0.31 of an acre. Within the plot there is a generous front garden and large rear garden, both being majority laid to lawn with a well stocked selection of mature shrubs and hedging. There is also a long driveway that runs at a steady incline adjacent to the property opening up to behind the bungalow, leading to a large 23ft x 18ft double garage with separate 19ft x 9ft self contained workshop attached to the rear. There is also a substantial self built shed which will be included within the sale.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

18'4" max x 12'0" max (5.59m max x 3.66m max)

A large, welcoming entrance hall opening up to the rear having a radiator, two ceiling light points and a substantial storage cupboard.

## LIVING ROOM

18'7" into bay x 12'11" (5.66m into bay x 3.94m)

A spectacular, bay fronted reception room which allows a stunning amount of light to pour into the property from the south facing, front elevation. Having a feature fireplace with inset gas fire and tasteful surround. There are also two radiators, ceiling light point, large glazed bay window to the front and two glazed windows to the side elevation.

## OPEN PLAN DINING KITCHEN

21'5" max x 10'10" (6.53m max x 3.30m)

A traditional yet beautiful high quality open plan dining kitchen having a tasteful, bespoke hand made range of solid oak shaker style wall cupboards, base units and drawers with subtle premium solid granite working surfaces over. Inset one and a half bowl sink with drainer and mixer tap. Integrated NEFF oven, four ring gas hob with extractor hood over, integrated fridge and freezer. There is also a radiator, ceiling light point over the dining area, kitchen pelmet lighting, two glazed windows to the side and rear elevation and a solid wood & glazed door to providing access into the:

## REAR LOBBY

7'7" x 6'2" (2.31m x 1.88m)

A handy lobby with base units and working surfaces, radiator, tiled floor, ceiling light point, glazed window and door providing access to the rear elevation.

## UTILITY

7'7" x 4'4" (2.31m x 1.32m)

With base units with working surfaces with inset sink, plumbing for a washing machine, space for a tumble dryer. There is also a radiator, ceiling light point, wall mounted Worcester boiler, tiled floor, WC and a glazed window to the rear elevation.

## BEDROOM 1

12'7" x 10'11" (3.84m x 3.33m)

A spacious double bedroom having a range of fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light points and a large glazed bay window to the front elevation.

## BEDROOM 2

11'0" x 9'5" (3.35m x 2.87m)

A second double bedroom having fitted wardrobes with hanging rails and shelving, ceiling light point and a glazed window to the rear elevation with a stunning open view down the delightful, large private rear garden.

## **BATHROOM**

8'11" x 6'2" (2.72m x 1.88m)

A quality bathroom having a white three piece suite comprising a tile fronted bath with internally plumbed shower with concealed water flow and temperature controls and a traditional mixer tap, low flush WC and a large wash hand basin with traditional taps. There is also a radiator, ceiling spotlights, tiled floor, fully tiled walls, obscure glazed window to the side elevation and loft hatch which opens up to the huge loft space housing the hot water tank.

## **OUTSIDE**

Externally, this delightful and charming property comes situated in a lovely, private position on Nottingham Road itself, yet still within walking distance to the handy Sainsburys local and the extremely well serviced bus route linking both Nottingham and Mansfield.

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## **DETACHED DOUBLE GARAGE**

23'4" x 19'8" (7.11m x 5.99m)

With twin double doors, power and lighting.

## **WORKSHOP**

19'8" x 9'7" (5.99m x 2.92m)

A brick built workshop equipped with power and lighting.

## **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 zero seven eight one seven two eight three five two one.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

All mains services are connected.

## **MORTGAGE ADVICE**

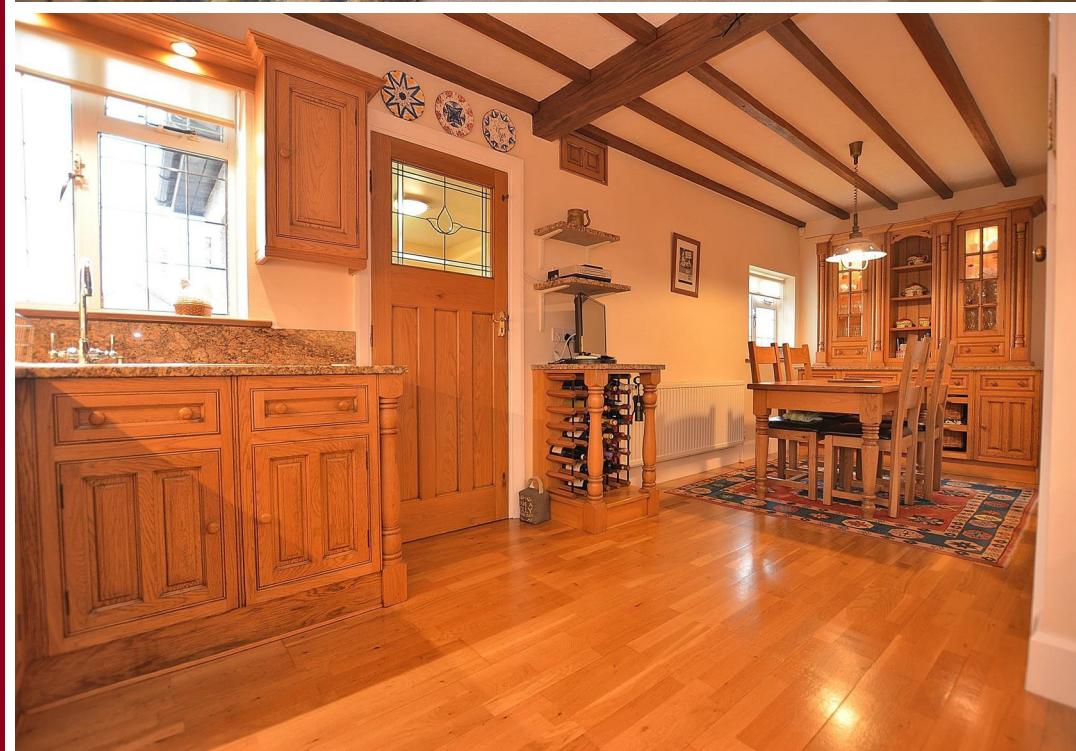
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## **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.









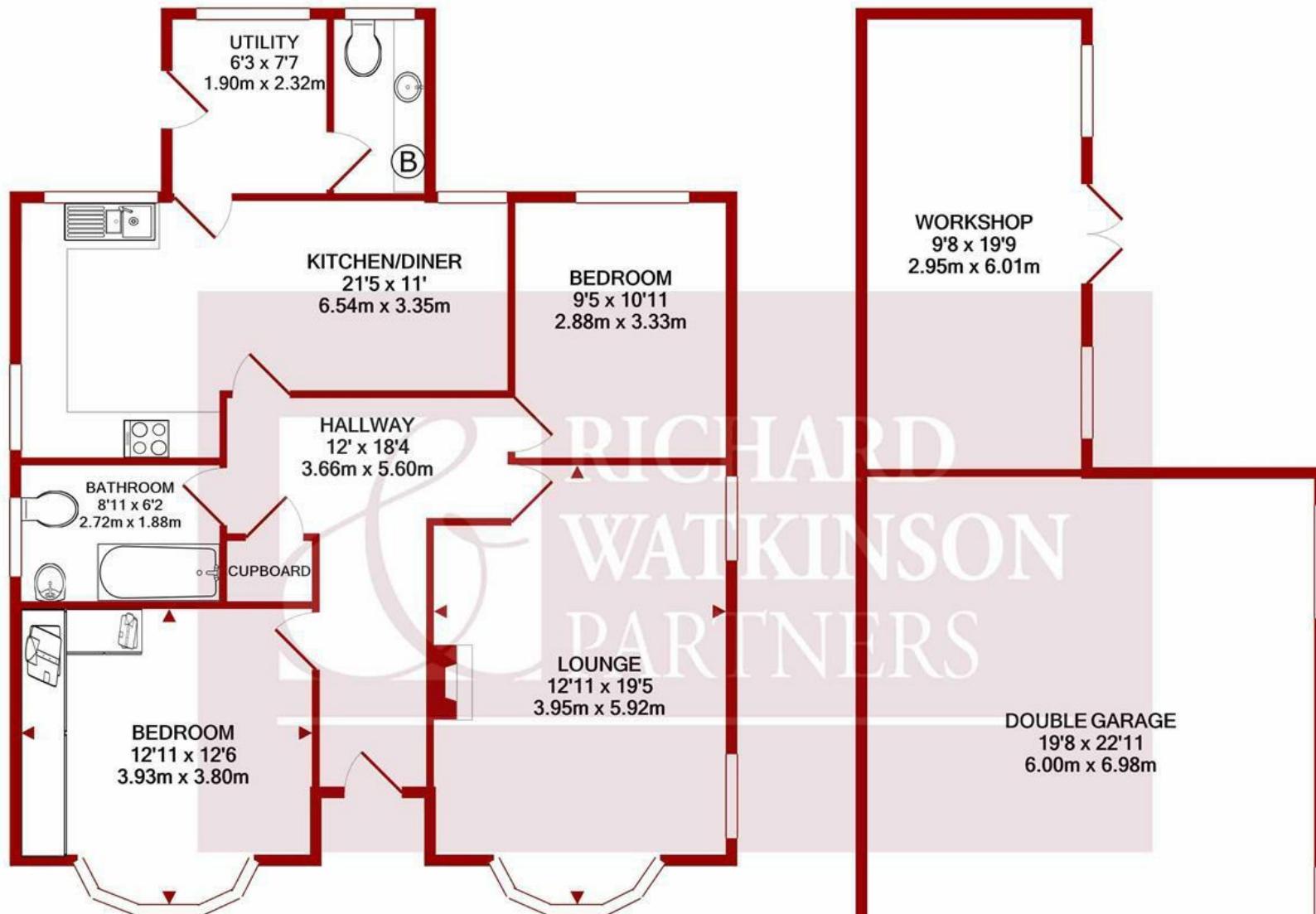












TOTAL APPROX. FLOOR AREA 1616 SQ.FT. (150.2 SQ.M.)

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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OUTBUILDINGS  
APPROX. FLOOR  
AREA 642 SQ.FT.  
(59.6 SQ.M.)

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			
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 firms 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



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