

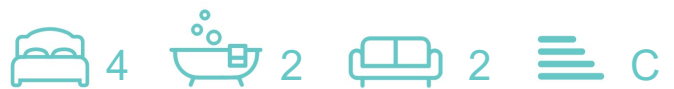
# JOHNSONS & PARTNERS

Estate and Letting Agency



**11A THE SPINNEY,**  
NOTTINGHAM, NG14 5GX

**£560,000**



# 11A THE SPINNEY

, NOTTINGHAM, NG14 5GX

£560,000



A beautifully presented and thoughtfully extended, four bedroom detached, family sized home; set within this extremely popular village, close to a wide range of amenities. Bulcote is located on the edge of lovely countryside yet is a mere stroll away from the many amenities that can be found in nearby Burton Joyce. These amenities include a range of both local and National shops, popular schools, regular public transport services, including rail, and some wonderful places to dine out or enjoy a relaxing drink. There are also some picturesque country and riverside walks to enjoy.

In brief, the double glazed and gas centrally heated accommodation comprises open canopy entrance porch, reception hallway with 'dog leg style' staircase rising to the first floor, WC, L shaped lounge dining room with double doors out to the rear garden, modern kitchen which in turn opens into the family room which has dual aspect doors out to the rear garden. The separate utility room completes the ground floor. From the the first floor landing there is a principal bedroom with en suite. There are three further good sized bedrooms and the family bathroom. To the outside there is a low maintenance, landscaped, garden and driveway to the front, providing car standing and access to the double garage. To the rear is a truly beautiful garden, with raised terrace having glass balustrading with steps leading down to the easy to care for artificial lawn and further seating areas, flanked by low maintenance planting.

In order to fully appreciate the beautiful accommodation and gardens, and the sought after, village location; we most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Entrance Hallway  
14'07 x 7'06 (4.45m x 2.29m)

Living/Dining Room  
17 (max) x 23'11 (5.18m (max) x 7.29m)

Kitchen  
8 x 18 (2.44m x 5.49m)

Family Room  
11'08 x 17'11 (3.56m x 5.46m)

Utility Room  
9 x 10'11 (2.74m x 3.33m)

WC  
4;11 x 7'06 (1.22m;3.35m x 2.29m)

Storage Room

First Floor Landing

Bedroom One  
10'03 x 11'03 (3.12m x 3.43m)

En-Suite  
7'05 x 7'05 (2.26m x 2.26m)

Bedroom Two  
11'02 x 9 (3.40m x 2.74m)

Bedroom Three  
8'03 x 10'06 (2.51m x 3.20m)

Bedroom Four  
11'08 x 8'11 (3.56m x 2.72m)

Family Bathroom  
8'03 x 7'03 (2.51m x 2.21m)

Double Garage

Agents Disclaimer  
Disclaimer -

Council Tax Band Rating - Newark and Sherwood Council – Tax Band E

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

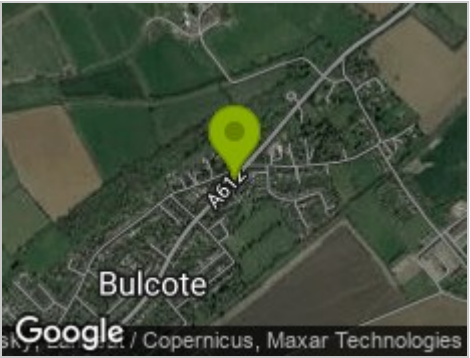
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



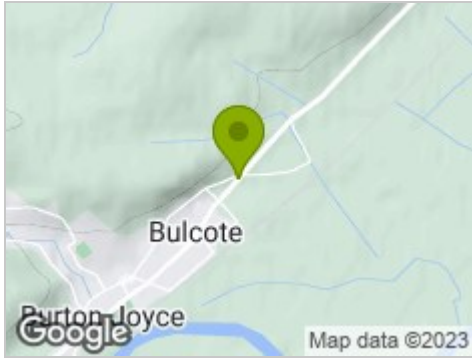
Road Map



Hybrid Map



Terrain Map



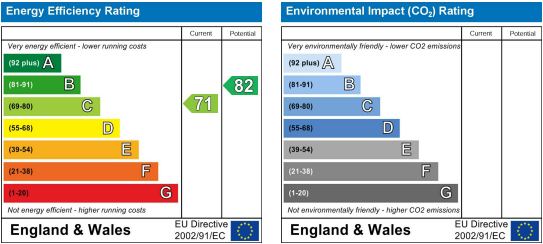
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.