

# HoldenCopley

PREPARE TO BE MOVED

Boat Lane, Hoveringham, Nottinghamshire NG14 7JP

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Guide Price £650,000 - £700,000

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GUIDE PRICE: £650,000 - £675,000

PREPARE TO BE IMPRESSED...

With this five bedroom fully renovated detached house occupying a generous sized plot situated in the the highly regarded and picturesque small village of Hoveringham, approx 10 miles northeast of Nottingham and on the west side of the River Trent, the property is within easy reach of local facilities including shops, and pubs. Local transport links and main road routes provide access to Nottingham, Leicester and the surrounding villages. This property is also within catchment to excellent schools including Bleasby Cofe Primary School and more. Internally, to the ground floor is a porch with a grand entrance hall, a fantastic sized living room, two additional reception rooms, a modern kitchen diner with a separate utility room and two W/C's. The first floor comprises of five good sized bedrooms serviced by two bathroom suites. Outside to the front is a garden with a large driveway and a garage, providing ample off road parking for multiple vehicles. To the rear of the property is a generous sized south-facing garden.

NO UPWARD CHAIN







- Fully Renovated Detached House
- Five Bedrooms
- Three Reception Rooms
- Modern Kitchen Diner
- Two Ground Floor W/C's
- Two Bathroom Suites
- Generous Sized South-Facing Garden
- Driveway & Off Road Parking For Multiple Vehicles
- Stunning Location
- No Upward Chain











GROUND FLOOR

Porch

9'1" x 8'7" (2.79 x 2.63)

The porch has tiled flooring, a radiator, two windows to the front elevation and provides access into the accommodation

Hallway

The hallway has solid oak flooring, carpeted stairs, recessed spotlights, an in-built cupboard, a vertical radiator and a UPVC double glazed window to the rear elevation

W/C

4'3" x 5'3" (1.3 x 1.61)

This space has a low level flush WC, a wash basin with base storage, a radiator, solid oak flooring, an extractor fan and recessed spotlights

Living Room

25'1" x 18'6" (7.66 x 5.66)

The living room has two UPVC double glazed windows to the rear elevation, two column radiators, carpeted flooring, a TV point and a recessed chimney breast with a decorative mantelpiece and a tiled hearth

Play Room

20'2" x 8'8" (6.16 x 2.66)

This room has two floor to ceiling windows with shutters to the front elevation, solid wood flooring and a radiator

Cinema Room

10'2" x 7'6" (3.10 x 2.29)

This space has carpeted flooring, a radiator, a TV point and recessed spotlights

Back Porch

The back porch has tiled flooring, a radiator, recessed spotlights and a single split door providing access to the side of the property

W/C Two

4'9" x 3'7" (1.45 x 1.11)

This space has a low level flush WC, a wash basin with base storage, a radiator, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Garage

20'5" x 20'0" (6.23 x 6.10)

The garage houses the boiler and has power points, LED strip ceiling lights, a roller door and a loft hatch for additional storage space

Kitchen / Diner

32'9" x 14'7" (10.0 x 4.47)

The kitchen has a range of fitted base and wall units with Granite worktops, an inverted stainless steel sink with a movable mixer tap, a double oven with a six ring gas hob, extractor fan and a stainless steel splash back, space and plumbing for an American style fridge freezer, space for a dining table, a column radiator, tiled flooring, recessed spotlights, a loft hatch, UPVC double glazed windows to the side and rear elevation and double french doors providing access to the garden

Utility Room

18'1" x 4'0" (5.53 x 1.24)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with mixer taps and drainer, space and plumbing for a washing machine, a radiator, tiled flooring and recessed spotlights

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the rear elevation, a loft hatch, recessed spotlights and provides access to the first floor accommodation

Bedroom One

12'11" x 11'8" (3.95 x 3.58)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and access to the en-suite

En-Suite

11'11" x 6'4" (3.64 x 1.95)

The en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure with a rainfall shower, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

15'1" x 7'8" (4.61 x 2.36)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Three

11'8" x 9'8" (3.58 x 2.96)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

11'2" x 8'3" (3.41 x 2.53)

The bathroom has a low level flush WC, a wall mounted wash basin, a ceramic bath with wall mounted chrome fittings, a shower enclosure with an overhead rainfall shower and a handheld shower head, bamboo wood flooring, partially tiled walls, an extractor fan, a vertical radiator, recessed spotlights and a UPVC double glazed window to the front elevation

Bedroom Four

11'1" x 6'1" (3.38 x 1.86)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, fitted wardrobes and a radiator

Bedroom Five

10'1" x 8'8" (3.08 x 2.65)

The fifth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

OUTSIDE

Front

To the front of the property is a block paved driveway with access into the double garage, courtesy lighting, a lawn and hedged borders

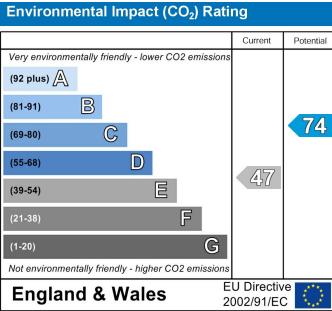
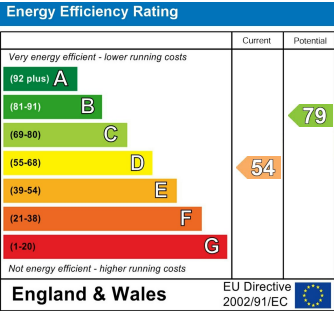
Rear

To the rear of the property is a private enclosed south-facing garden with a patio seating area, a lawn, courtesy lighting, a children's climbing frame, a range of trees, plants and shrubs and fence panelling

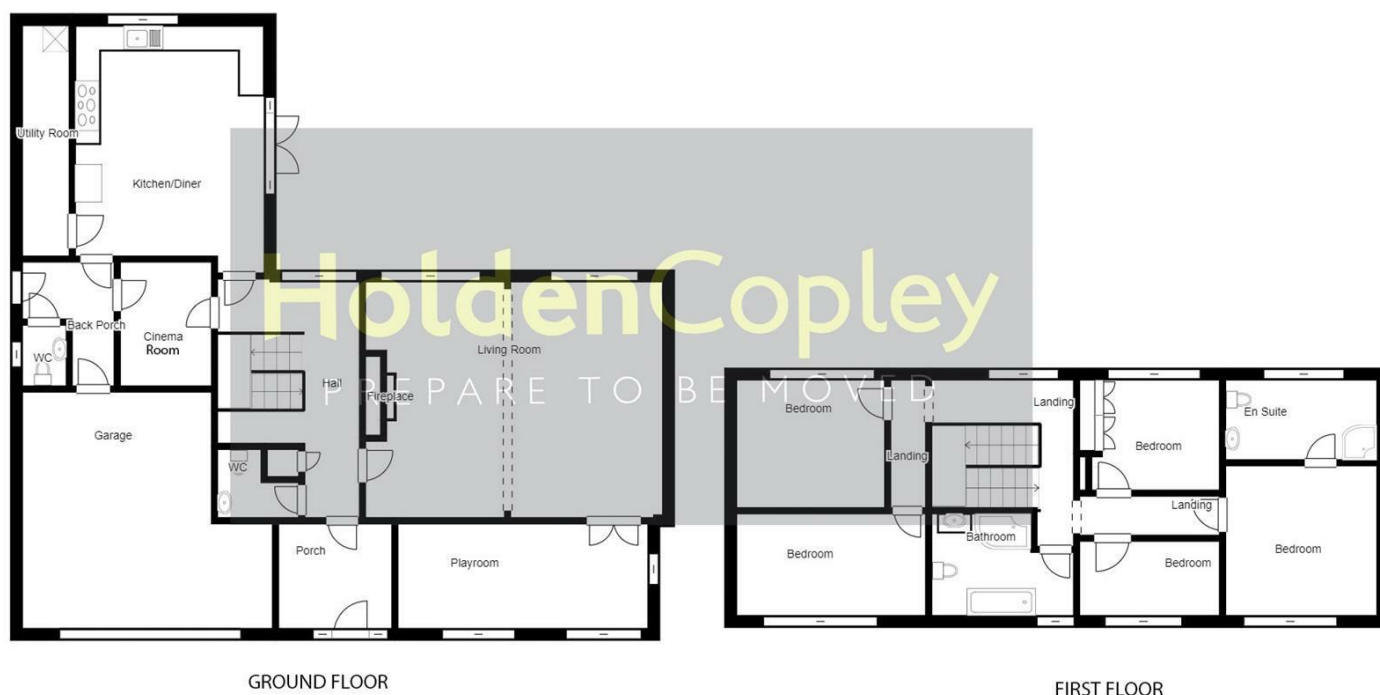
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