

# HoldenCopley

PREPARE TO BE MOVED

Homeleigh Lane, Hoveringham, Nottinghamshire NG14 7JZ

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Guide Price £625,000 - £650,000



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## ROOM FOR THE WHOLE FAMILY...

This substantial detached house occupying a generous sized plot and offers versatile accommodation spanning across two floors making it the perfect purchase for any growing family looking to find their forever home! This spacious property is situated in an envious corner plot within a highly sought after village location and has easy access to various local amenities, commuting links and stunning countryside views! To the ground floor is a grand entrance hall with a W/C, a large living room with a beautiful feature fireplace and double doors into a conservatory. The ground floor is complete with a modern breakfast kitchen diner, a study, a utility room and access into the double garage. The first floor offers six good sized bedrooms and a playroom / snug serviced by a total of three bathroom suites along with ample storage space. Outside is a double width driveway accessed via iron gates and providing ample off road parking for numerous vehicles along with fantastic sized, well maintained gardens to the front and rear.

MUST BE VIEWED







- Detached House
- Six Bedrooms & Play Room / Snug
- Two Reception Rooms
- Modern Fitted Breakfast Kitchen
- Utility & W/C
- Three Bathrooms
- Generous Sized South-Facing Garden
- Off Road Parking & Double Garage
- Quiet Village Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a radiator, carpeted stairs, wall light fixtures, coving to the ceiling, a UPVC double glazed frosted glass window to the front elevation and a composite door providing access into the accommodation

Living Room

25'3" x 13'9" (7.7 x 4.2)  
The living room has two UPVC double glazed windows to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a ceiling fan light, a ceiling rose, a TV point, a feature inglenook style fireplace with an exposed brick chimney breast, tiled hearth and a living flame coal effect gas fire, wall light fixtures, UPVC double glazed panel windows to the rear elevation and double French doors opening out to the rear conservatory

Conservatory

23'3" x 11'5" (7.1 x 3.5 )  
The conservatory has wood effect flooring, exposed brick walls, a glass roof, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

Kitchen Diner

26'2" x 12'9" (8.0 x 3.9)  
The kitchen has a range of fitted base and wall units with Granite worktops and a feature breakfast bar island, an inverted sink and a half with a chrome swan neck mixer tap, an integrated double electric oven, a five ring gas hob with an extractor hood and Granite splashback, an integrated dishwasher, an integrated fridge freezer, two radiators, tiled flooring, coving to the ceiling, recessed spotlights, space for a dining table, a UPVC double glazed window to the rear elevation and double French doors opening into the conservatory

W/C

5'2" x 0'8" (1.57m x 0.20m)  
This space has a low level flush W/C, a wall mounted wash basin, a radiator, tiled flooring, fully tiled walls, coving to the ceiling and a UPVC double glazed obscure window to the front elevation

Study

8'10" x 14'5" (2.7 x 4.4)  
This space has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Utility Room

9'6" x 8'2" (2.9 x 2.5)  
The utility room has fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, space and plumbing for a washing machine, a radiator, tiled flooring, tiled splashback, coving to the ceiling, a UPVC double glazed window to the side elevation and a single door to the rear garden

Double Garage

20'4" x 17'4" (6.2 x 5.3)  
The double garage has UPVC double glazed windows to the side elevation, a wall mounted central heated boiler, a single door to the side and two sets of double wooden doors to the front

FIRST FLOOR

Landing

The landing has carpeted flooring, two radiators, coving to the ceiling, an in-built cupboard and provides access to the first floor accommodation

Bedroom One

13'9" x 14'5" (4.2 x 4.4)  
The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, wall light fixtures, fitted wardrobes and access to the en-suite

En-Suite

6'2" x 11'1" (1.9 x 3.4)  
The en-suite has a low level dual flush W/C, double pedestal wash basins, a 'P' shaped bath with an overhead shower fixture, floor to ceiling tiles, coving to the ceiling, an electrical shaving point, a chrome heated towel rail and a UPVC double glazed obscure window to the front elevation

Bedroom Two

13'9" x 8'6" (4.2 x 2.6)  
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and fitted wardrobes with over the bed storage cupboards

Bedroom Three

10'5" x 13'5" (3.2 x 4.1)  
The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and fitted wardrobes with over the bed storage cupboards

Bedroom Four

8'2" x 14'5" (2.5 x 4.4)  
The fourth bedroom has two Velux windows, carpeted flooring, a radiator, coving to the ceiling and access into the second en-suite

En-Suite Two

8'2" x 2'7" (2.5 x 0.8)  
This en-suite has a low level flush W/C, a wash basin, a shower enclosure with a wall mounted electric MIRA shower, a radiator, floor to ceiling tiles, an extractor fan and a UPVC double glazed obscure window to the front elevation

Bedroom Five

8'6" x 17'4" (2.6 x 5.3)  
The fifth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and coving to the ceiling

Bedroom Six / Study

14'9" x 7'2" (4.5 x 2.2)  
This bedroom, which is currently being used as a study, has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling and a radiator

Play Room / Snug

15'5" x 7'10" (4.7 x 2.4)  
This space has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and access to a boarded loft with lighting via a drop down ladder

Bathroom

6'6" x 10'2" (2.0 x 3.1)  
The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a bidet, a panelled bath, a double walk in shower enclosure with a mains-fed shower, floor to ceiling tiles, coving to the ceiling, a radiator, an electrical shaving point and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is an iron gated block paved driveway with access into the double garage providing ample off road parking, courtesy lighting, a lawn, a range of plants and shrubs, fence panelling and hedged borders

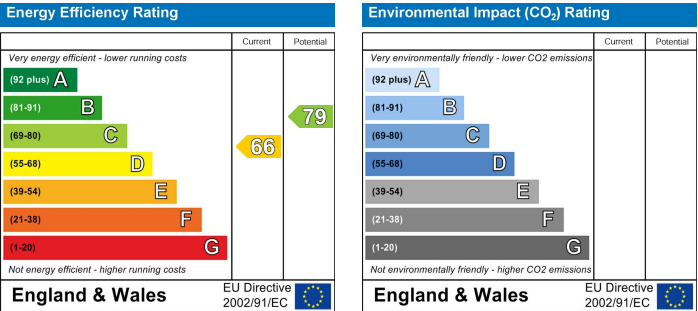
Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, courtesy lighting, a hen pen, a lawn, a range of plants and shrubs, hedged borders and fence panelling

DISCLAIMER

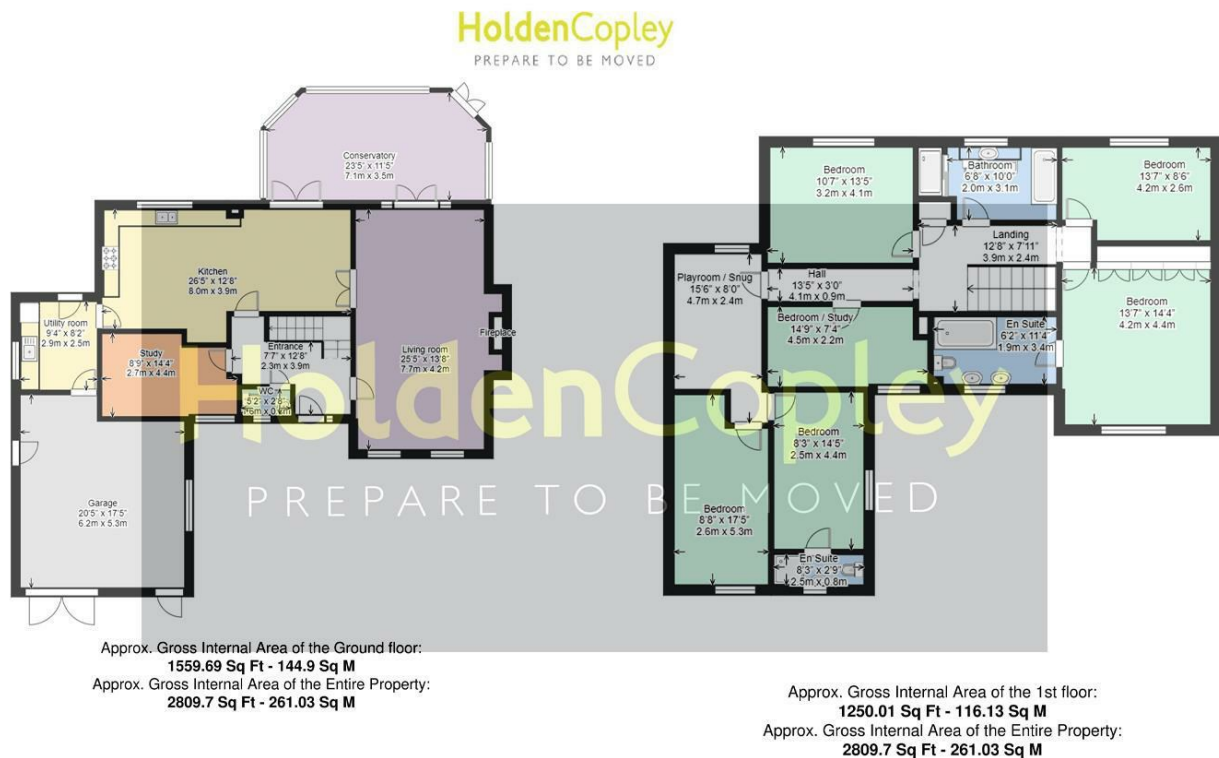
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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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