Robert Ellis

look no further...

Gotham Road,
Kingston-On-Soar, Nottingham
NG11 0DJ

£600,000 Freehold

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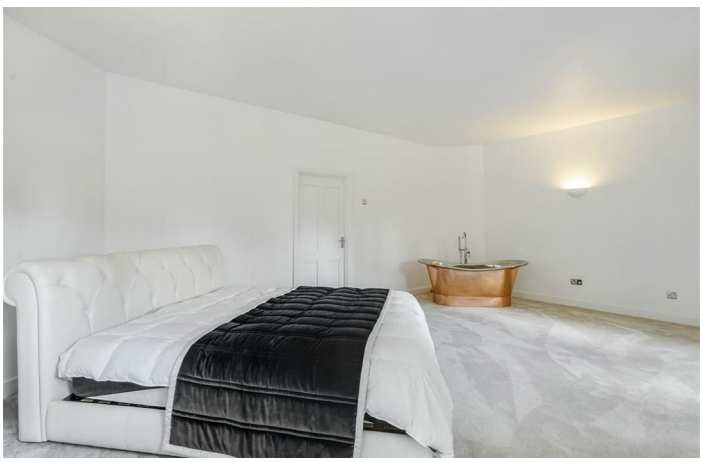
THIS IS AN IMPRESSIVE FOUR DOUBLE BEDROOM HOME WHICH WAS ORIGINALLY A WING OF KINGSTON HALL WITH THE DEVELOPMENT OF 14 PROPERTIES BEING SITUATED IN APPROX. 16 ACRES OF GROUNDS.

This individual home has the accommodation arranged on four levels and is currently being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation. The property stands towards the head of the driveway which leads to the front of Kingston Hall and there is a pathway leading to the front door which provides access to the property. Being part of a development of several properties, the property is leasehold and there is a monthly management fee to pay for the maintenance of the gardens, insurance and maintenance of external aspects of the buildings. If you are looking for an individual home in a rural setting, then please arrange an appointment to view and we will be happy to show you round this beautiful home which is ready to move in to and as you will see when you look around the property, there is a large lawned garden area at the front and a private, recently re-designed courtyard garden at the rear.

The property is constructed of an attractive stone under a slate tiled roof and the spacious accommodation derives the benefits of having gas central heating. There is a reception area, hallway and rear hall which provides access to the courtyard garden at the rear, the open plan dining/living kitchen is fitted with Shaker style units and silestone style work surfaces and has several integrated appliances and off the kitchen there is a most useful walk-in pantry/utility room. There is a passageway leading from the open plan living kitchen to the sitting room/lounge which has a feature fire, there is a rear hall with stairs leading to the first floor and lower ground floor level and to the ground floor w.c. On the lower ground floor there is a room which could be an entertainment/cinema room and this provides access to a utility area and via a passage to the cellar which provides an excellent storage area. To the first floor the landing leads to two double bedrooms, with the master bedroom having a feature copper stand-alone bath in the corner of the room, a walk-in dressing room with fittings to two walls and the luxurious en-suite shower room which has a large walk-in shower with a mains flow system. There is a rear landing from the second double bedroom to the main bathroom which can be shared with the bedrooms on the second floor and this has a bath and a separate walk-in shower and to the second floor there are two further double bedrooms with one of the bedrooms having en-suite facilities. Outside there is a large lawned garden area with laurel hedging to the boundaries at the front and there is a recently laid patio/seating area in the middle of the lawn and two mature trees. At the rear of the property there is the courtyard garden which has been re-designed with fitted seating, raised beds and a purpose built location to house a hot tub. There is also a double garage situated slightly away from the property in a block of four double garages and this has an electrically operated roller shutter door at the front.

Kingston on Soar is a small village to the South of Nottingham and is easily accessed from the M1 motorway and A453 which runs from the M1 to Clifton and the property is therefore easily accessible to Nottingham, Leicester, Derby and other East Midlands towns and cities. There area schools and shopping facilities provided in the nearby villages of Gotham, East Leake and Sutton Bonnington where doctor facilities can also be found, walks in the beautiful surrounding picturesque countryside and as well as the M1, the excellent transport links include East Midlands Airport, East Midlands Parkway station which is only a couple of minutes away from the property and various main roads provide quick access to all the major East Midlands towns and cities



Front Door
Original wood panelled front door with a glazed panel above leading to:

Reception Area
The entrance to the main property has a high ceiling and an archway leading to the inner and rear hallways.

Inner Hall
Having arches leading to the living/dining kitchen and rear hall and Karndean style flooring which extends across the whole of this ground floor living area.

Rear Hall
Full height double glazed door leading out to the private courtyard garden at the rear, cloaks hanging and storage area, Karndean style flooring and a wall light.

Living/Dining Kitchen
20'6 x 14'6 overall (6.25m x 4.42m overall)
The kitchen is exclusively fitted with grey Shaker style units and silestone style work surfaces and includes a double bowl Belfast sink with a mixer tap set in a work surface which extends to three sides, one of the sides being a central island with seating to two sides and below the work surface areas there are drawers, an integrated fridge, several cupboards, an integrated dishwasher and a bin cupboard, display wall cabinet with glazed shelving and a drawer below to one wall, Stoves cooking range with a hood over, work surface to the side with drawers below, matching eye level wall cupboards, feature open fireplace with an Adam surround and marble tiled hearth, two radiators, two wall lights, Karndean style flooring, two Georgian style windows to the front, feature arched recess and a vaulted ceiling, USB charging points on the power points and archway leading to:

Pantry
8'8 x 4'5 approx (2.64m x 1.35m approx)
The pantry has a double full height shelved cupboard, there is space for an American style fridge/freezer, Karndean style flooring and two wall lights.

Hallway
There is a hallway from the living/dining kitchen to the main lounge/sitting room and this has a double built-in storage cupboard beneath the stairs and panelling to the lower part of the side wall.

Lounge/Sitting Room
15' x 10'9 approx (4.57m x 3.28m approx)
This main reception room has a Georgian glazed window to the front, a feature log effect fire with a marble hearth and mantle over, panelling to the lower parts of the walls, feature radiator, vaulted ceiling, aerial point and power point for a wall mounted TV and a door leading to:

Rear Hall
The rear hall has stairs leading to the first floor and a flight of stairs taking you to the lower ground floor level, radiator, two wall lights and a Georgian glazed window to the side.

Ground Floor w.c.
Having a white low flush w.c., pedestal wash hand basin with a mixer tap and a radiator.

Lower Ground Floor Level

Bar/Cinema Room
14'2 x 14' approx (4.32m x 4.27m approx)
This lower ground floor room has a Georgian glazed window to the front, two display recesses with glazed shelving and lighting, radiator, two wall lights, feature open fireplace and a wall mounted electric consumer unit.

Passageway
From the bar/cinema room there is a passage leading to the utility/laundry area which has a hot water tank enclosed in a built-in airing/storage cupboard, a stainless steel sink set in a work surface with a cupboard beneath, spaces for an automatic washing machine and tumble dryer, Worcester Bosch wall mounted boiler, a Georgian opaque glazed window and from the utility area there is a passageway leading to:

Cellar
14'3 x 9'1 approx (4.34m x 2.77m approx)
The cellar has a vaulted ceiling, a steel door and lighting.

First Floor Landing
The landing has a slim window to the front.

Bedroom 1
20'6 x 15' approx (6.25m x 4.57m approx)
The main bedroom has two Georgian glazed windows to the front, two radiators, a feature stand-alone copper slipper bath with a floor mounted mixer tap and hand held shower and there are two wall lights.

Walk-in Wardrobe
21'3 x 4'5 approx (6.48m x 1.35m approx)
Off the main bedroom there is the walk-in wardrobe which has fitted shelving, drawers and hanging space which extends to two walls.

En-Suite Shower Room
14'11 x 5'2 approx (4.55m x 1.57m approx)
The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to one wall and a protective glazed screen, low flush w.c. and hand basin with surfaces to either side, a tiled splashback, mixer taps and cupboards under, tiled flooring, recessed lighting to the ceiling, chrome ladder towel radiator and a Georgian glazed window to the front.

Bedroom 2
14'6 x 10'10 approx (4.42m x 3.30m approx)
Georgian glazed window to the front, feature vaulted ceiling, arched recess to one wall, radiator, picture rail to the walls and three wall lights.

Rear Landing
Double cupboard under the stairs which take you to the second floor, internal window providing additional light to this landing area and two wall lights.

Main Bathroom
This bathroom can be used by any of the bedrooms and has a large walk-in shower/wet room with a mains flow shower system having a rainwater shower head and hand held shower, tiling to the floor and walls and a recessed light, pedestal wash hand basin with a tiled splashback, bath with tiling to two walls and a low flush w.c., chrome ladder towel radiator and tiled flooring.

Second Floor Landing

Bedroom 3
14'7 x 10'10 approx (4.45m x 3.30m approx)
Georgian glazed window to the front, arched recess to one wall with shelving to one side, radiator, double built-in wardrobe with shelf and hanging rail and cornice to the wall and ceiling.

Bedroom 4
23'8 including steps x 9'9 approx (7.21m including steps x 2.97m approx)
The fourth bedroom has sloping ceilings to the main bedroom area, a double built-in cupboard with a hanging rail, two Velux windows to the sloping ceiling, two radiators and a wall light.

Shower Room
The shower room has a large walk-in shower with a mains flow shower system, tiling to two walls, a sliding glazed door and protective screens, wall mounted hand basin with a mixer tap and tiled splashback with a drawer under and a Velux window in the sloping ceiling.

Separate w.c.
Having a white low flush w.c. and wall mounted hand basin with a mixer tap and tiled splashback, radiator, tiled flooring and a ceiling window.

Outside
There are two garden areas to the property with a large lawned garden to the front and a private, recently landscaped courtyard garden at the rear.

At the front of the property there is a gate leading to a path which takes you to the front door and the path runs across the front of the property with steps leading down to a lower path which provides access to the garaging which is positioned to the left of the property. There are lawned garden areas with laurel hedging to the boundaries, two mature trees and a patio area, there is lighting running across the front of the property which illuminates the path which leads down the steps to the garage and there is an outside water supply provided.

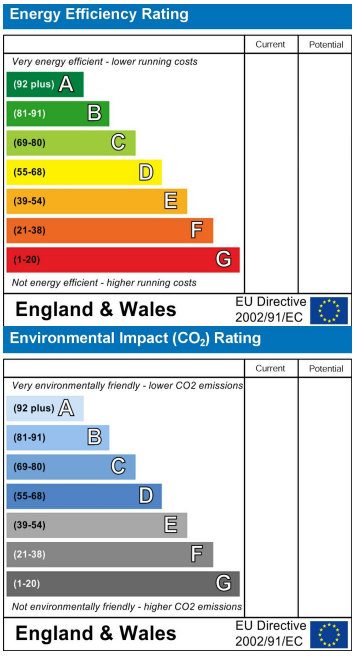
At the rear of the property the courtyard garden has recently been landscaped and has a built-in seating, raised beds with ornamental plants and pebbled areas, there is a position for a hot tub with seating and raised borders to the sides, there are walls to the boundaries with slatted fencing on the wall to the rear boundary and there is outside lighting provided around the garden and a part covered area to the left hand side.

Garage
17'2 x 6'1 approx (5.23m x 1.85m approx)
The double garage is situated away from the property in a block of four double garages and has a roller shutter door at the front, power points and lighting are provided and there is a storage in the roof space.

Council Tax
Rushcliffe Council Band F

Agents Notes
The property is leasehold with a 950 year lease which commenced 1990 (to be confirmed) There is a management fee of £350 pcm which includes building insurance, grounds and outside maintenance and water rates. NB you will need a solicitor to confirm the details of the lease.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 48mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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