



**DavidJames**  
the estate agent

**Longdale Lane, Ravenshead, Nottingham, NG15 9AD**

**£2,600 Per Calendar Month**

# About This Property

This substantial and beautifully appointed detached residence occupies a sought-after position in Ravenshead, neighbouring the historic Newstead Abbey and offering excellent access to local amenities and major transport links. The property opens into a large and welcoming entrance hall with a ground floor WC and a versatile room with built-in storage, ideal for use as a study or home office. A spacious lounge benefits from dual aspect windows, while the heart of the home is a vast open-plan living space featuring bifold doors to the rear and a sleek, contemporary kitchen fitted with Calacatta quartz worktops, a breakfast island with five-ring induction hob and extractor, two Smeg ovens (single and double), and integrated Blomberg appliances including a fridge, freezer and dishwasher. A separate utility room provides further practicality, and Italian porcelain tiles with underfloor heating run throughout the ground floor accommodation. To the first floor are four generous double bedrooms, two with fitted wardrobes, complemented by three luxurious bathrooms including two en-suite shower rooms with two-way rainfall walk-in showers with seating, and a stunning main bathroom with a four-piece suite. Externally, the property benefits from an integral double garage, CCTV cameras, burglar alarm, and a fob-operated electric gate leading to the large block-paved driveway offering off-street parking for multiple vehicles, making this an exceptional family home finished to a high standard throughout.

## TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

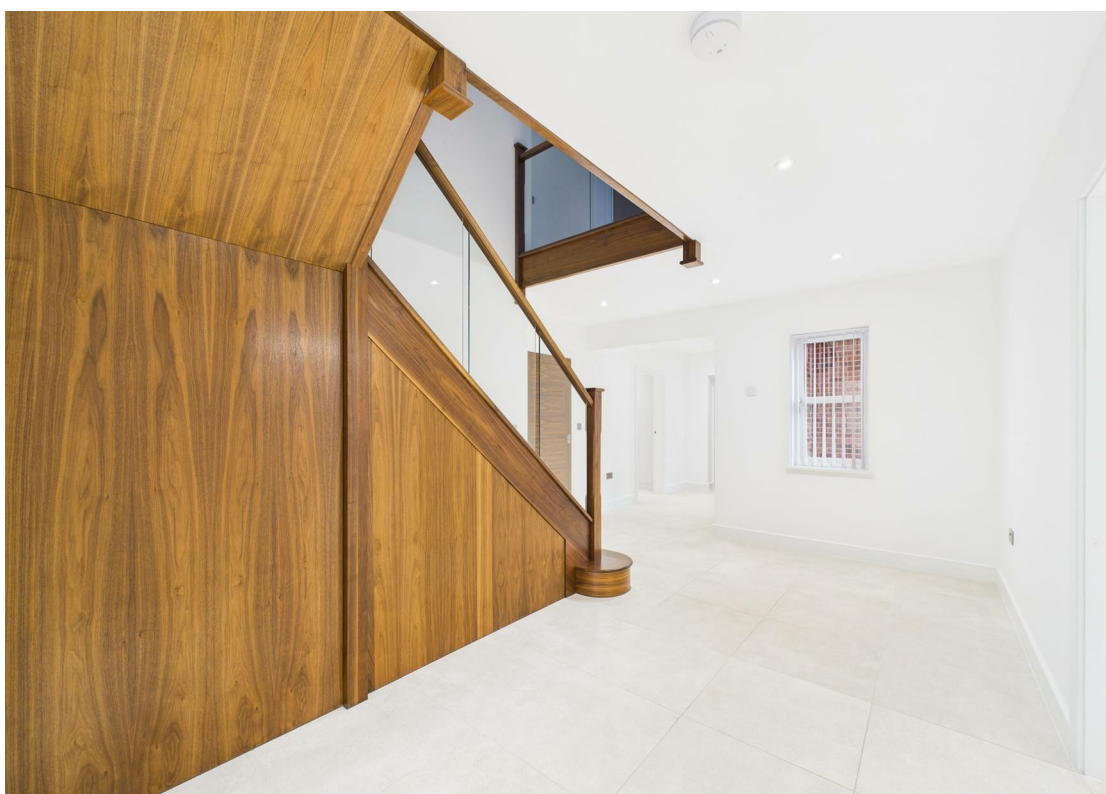
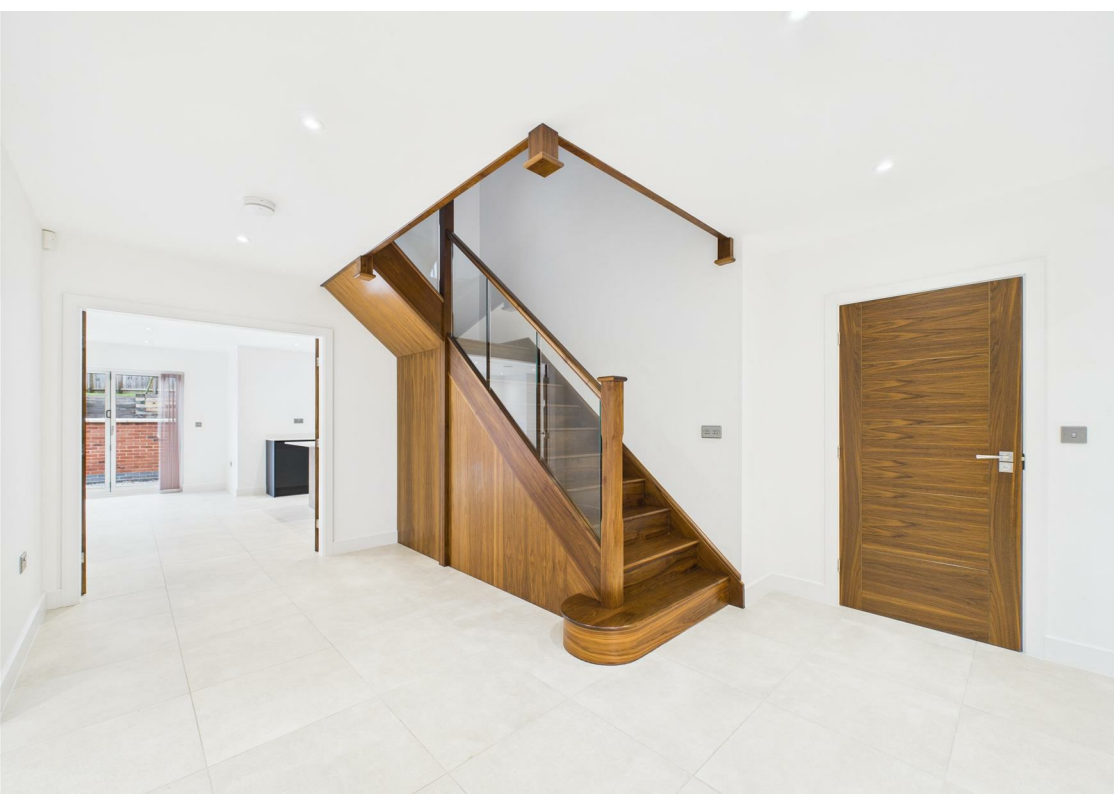
EPC Rating: B

Council Band: G

Pets: Not permitted

- Substantial detached family home
- Four double bedrooms, two with fitted wardrobes
- Three luxury bathrooms including two en-suites
- Large entrance hall with ground floor WC
- Lounge with dual aspect windows
- Versatile study/home office with built-in storage
- Vast open-plan living area with bifold doors
- High-spec kitchen with Calacatta quartz worktops and integrated appliances, Utility room
- Italian porcelain tiled floors with underfloor heating to ground floor
- Integral double garage, electric gated driveway and security system







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

261.9 m<sup>2</sup>  
2819 ft<sup>2</sup>

**Reduced headroom**

5.6 m<sup>2</sup>  
60 ft<sup>2</sup>

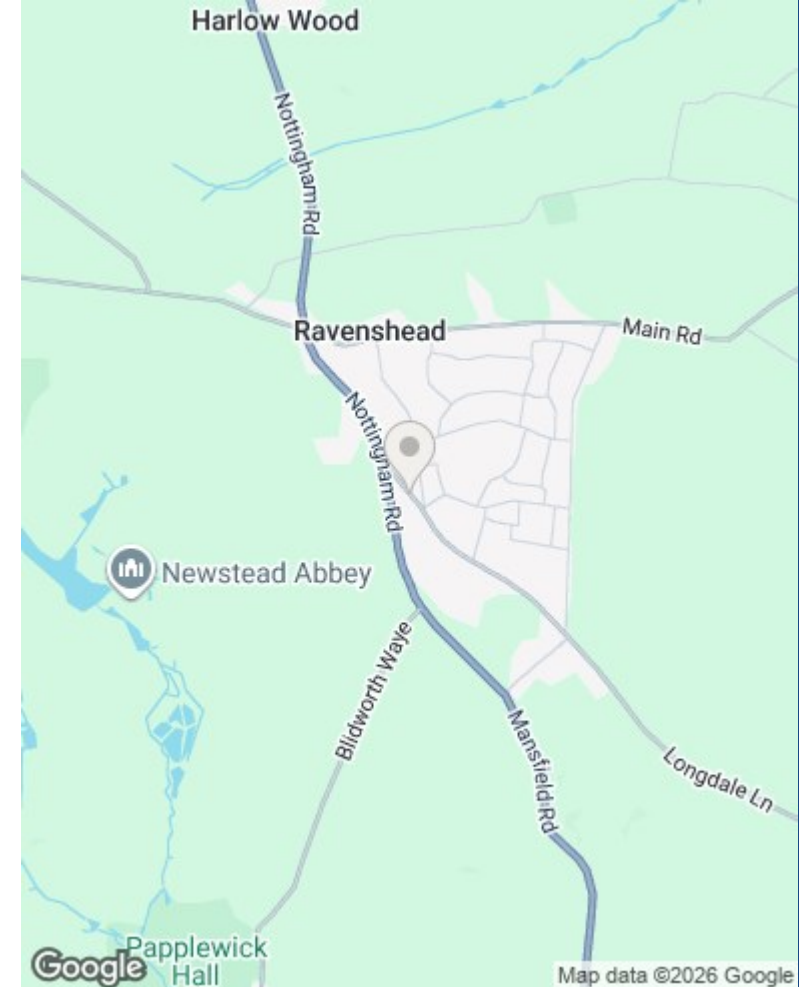
(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: G**  
**Gedling Borough Council**

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