



# HOPKINS & DAINTY

ESTATE AGENTS



**Post Office Lane, Nottingham, NG13 0GG**

**£400,000**

\* GUIDE PRICE £400,000 - £415,000 \*

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this stunning modern home with NO UPWARD CHAIN. Nestled in the charming rural village of Redmile, some 17 miles east of Nottingham, along the A52.

This delightful home offers a perfect blend of comfort and style; with four double bedrooms, making it ideal for families. Working from home is an option with the ground floor office (formerly the garage). The 23' kitchen/diner has integrated appliances and French doors opening onto the garden; along with two reception rooms, which provide ample room for relaxation and entertaining. With gas central heating and double glazing; the house also features two modern bathrooms on the first floor and a Guest WC and utility room on the ground floor.

Outside, the property includes driveway parking and an enclosed rear lawn garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance Hallway



## Lounge 17'9" x 12'5" (5.43 x 3.81)



Accessed via a leaded light double glazed entrance door. With a radiator, coving to the ceiling, stairs rising to the first floor with a storage cupboard under and doors leading off.

Spacious main sitting room with a feature fireplace and log burning stove. Radiator, coving to the ceiling, double glazed front window and Bi-fold doors opening onto the rear garden.

## Kitchen/Diner 23'11" x 9'4" (7.30 x 2.85)



## Study 9'4" x 9'8" (2.85 x 2.97)



Impressive kitchen/dining room with French doors opening onto the garden. Fitted range of units with wooden worktops and an inset sink and drainer with a mixer tap. There is a freestanding range cooker and fitted hood over, along with an integrated dishwasher and fridge/freezer. Tiled flooring, a radiator, ceiling spotlights, double glazed side and rear windows.

Useful second reception room, with a radiator, coving to the ceiling and a double glazed front window.

### Utility Room 10'5" x 6'6" (3.20 x 2.00)



With double glazed front and rear doors linking the front and rear of the property. Fitted cupboards and worktop space, an inset sink and drainer with a mixer tap and space/plumbing for a washing machine. Tiled flooring, a radiator, wall mounted gas boiler, ceiling spotlights, double glazed front and rear windows and a door to:

### Office 17'1" x 6'7" (5.23 x 2.03)



Formerly the garage, this will make an ideal home office. With electric light and power, double glazed front and rear doors and windows. Please note there isn't a radiator in this room.

### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

### First Floor Landing



Gallery style landing with a decorative balustrade, radiator and double glazed rear windows. Doors leading to all the bedrooms and the main bathroom.

### Master Bedroom 10'7" x 9'9" (3.25 x 2.98)



Measurements do not include the wardrobes.

With a built in wardrobe, radiator, access to the loft space and a double glazed front window. Door to:

#### En-Suite Shower Room 6'2" x 6'0" (1.89 x 1.83)



Three piece suite comprising corner shower, wash hand basin and WC. Tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glaze side window.

#### Bedroom 2 15'9" x 7'9" (4.81 x 2.37)



Measurements include the wardrobes.

Good size second double bedroom. With a built in wardrobe, radiator and double glazed front window.

#### Bedroom 3 12'5" x 9'7" (3.81 x 2.94)



Measurements include the wardrobes.

Third double bedroom with a radiator, built in wardrobe and double glazed rear window.

#### Bedroom 4 9'4" x 8'9" (2.86 x 2.68)



Measurements do not include the wardrobes.

Fourth double bedroom with a radiator, built in wardrobe and double glazed side window.

## Family Bathroom 6'2" x 6'0" (1.88 x 1.84)



Three piece suite comprising bath with a shower attachment and screen; wash hand basin and WC. Tiled splashbacks, a heated towel rail and a double glazed Velux roof light.

## Driveway



At the side of the property there is a driveway providing off road parking.

## Rear Garden



At the rear, there is an enclosed lawn and patio garden with a fence boundary.

## Draft Sales Details

This property is being sold via a third party and the sales details above have not been verified by the current owners. They are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

intended as a guide layout only. Dimensions are approximate. Do Not Scale.

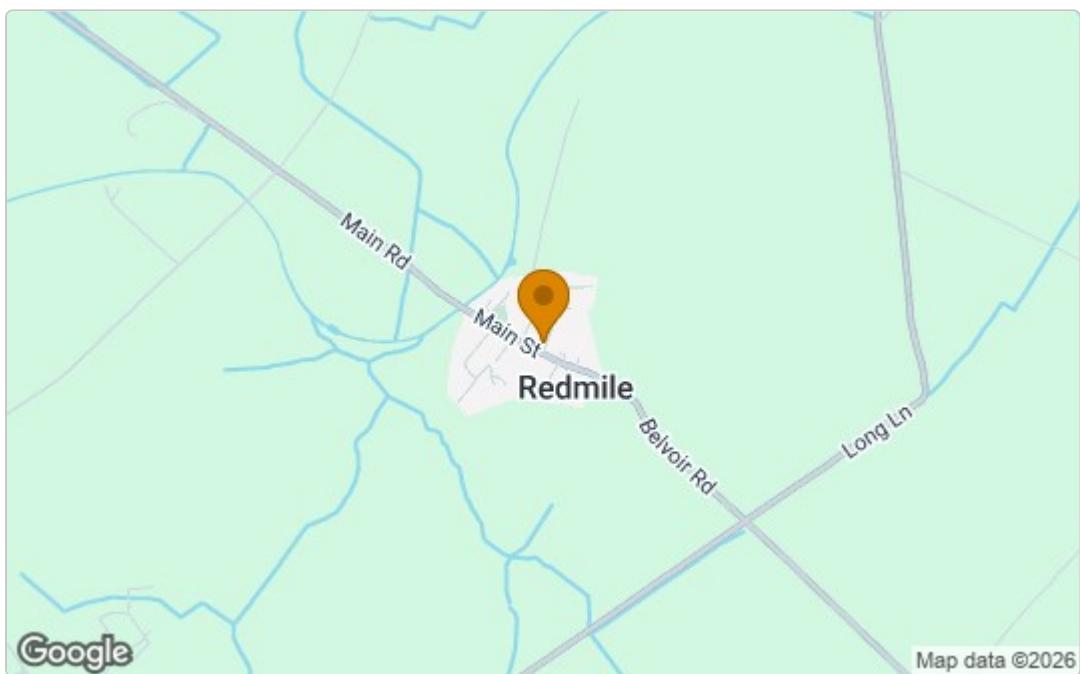
## Floor Plan



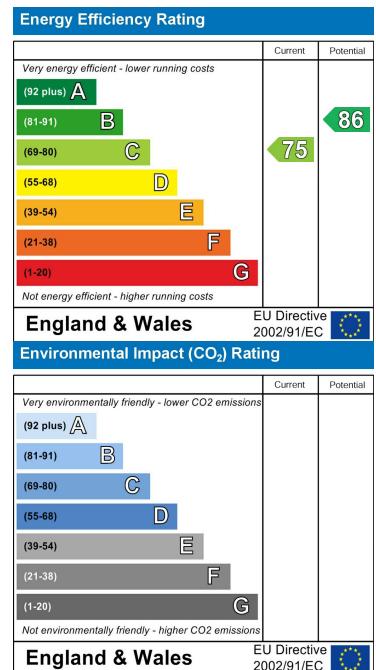
Total area: approx. 141.3 sq. metres (1520.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## 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.