



Belvoir Road,
Redmile, NG13 0GL



**Belvoir Road,
Redmile, NG13 0GL
£425,000**

Offered to the market is the unique opportunity to purchase this attractive Detached, Character property, which is currently two separate dwellings that can be made into one substantial home. Requiring renovation, this is ideal for the purchaser who is looking to create their own bespoke abode set within approximately 1/5 of an acre plot on the very edge of the desirable village of Redmile with countryside views. EPC Ratings Both - D, Freehold. Council Tax Bands - C and E. No Upward Chain.

Number 11

Entrance Hall

16'2" x 3'6" (4.93m x 1.09m)

Staircase rising to first floor landing, nterconnecting door to Number 13 which gives access into the hallway of the neighbouring property.

Lounge

14'11" x 11'10" (4.55m x 3.63m)

A good sized reception with window to the front elevation, gas fire with marble hearth and back and shelved alcove.



Dining Room

16'6" x 13'6" max (5.05m x 4.14m max)

A versatile reception ideal as formal dining being located adjacent to the kitchen having built in pantry, further under stairs storage cupboard and window to the side elevation.

Pantry / Storage

1.96m x 1.37m

Pitched ceiling and window to the side elevation.

Kitchen

3.48m x 2.21m

Fitted with a range of traditional wall and base units having laminate preparation surfaces, enameled sink and drain unit, plumbing for washing machine, gas cooker point and window to the side elevation.

Inner Hallway

8'5" x 2'11" (2.57m x 0.91m)

Store/Utility Area

3.96m x 1.17m

Housing the gas central heating boiler and having a window to the side elevation.

Rear Lobby

10'9" max x 3'2" (3.28m max x 0.97m)

Ground Floor Shower Room

7'10" x 6'5" (2.41m x 1.96m)

Fitted with a two piece suite comprising: Shower enclosure with curved doors, wall mounted electric shower and wall mounted washbasin. Window to the rear elevation.

W.C.

5'6" x 2'11" (1.70m x 0.89m)

Fitted with a WC and having window to the rear elevation.

Store

6'3" x 5'8" (1.93m x 1.75m)

Window to the rear elevation, a built in store and a UPVC door leading into the garden.

First Floor Landing

Window to the side elevation.

Bedroom One

20'9" x 9'8" max (6.35m x 2.97m max)

Built in storage cupboards and a window to the rear elevation.

Bedroom Two

13'1" x 9'8" (4.01m x 2.95m)

Window to the front elevation.

Bedroom Three

14'11" x 7'4" (4.55m x 2.26m)

Window to the side elevation.

Number 13

Initial Entrance Hall

22'6" max x 3'4" (6.86m max x 1.04m)

Turning staircase to the first floor, quarry tiled floor, interconnecting door with Number 11 which gives access into the hallway of the neighbouring property.

Living Room

12'9" x 15'10" (3.91m x 4.83m)

A good proportioned reception having chimney breast with tiled hearth and back, traditional fire surround and mantel, alcoves to the side, deep skirting, exposed beams to the ceiling and window to the front elevation.



Kitchen

10'0" x 6'5" (3.05m x 1.98m)

Fitted with a range of wall and base units having laminate preparation surfaces, inset stainless steel sink and drain unit, four ring gas hob, single oven, wall mounted Worcester Bosch gas central heating boiler, plumbing for washing machine, central heating radiator and window to the side elevation.

First Floor Landing

Bedroom One

16'9" x 15'3" (5.13m x 4.67m)

A well proportioned L-shaped double bedroom, window to the front elevation and having chimney breast with inset period fireplace, alcoves to the side and central heating radiator. The room also houses an ensuite shower facility with quadrant shower enclosure with wall mounted shower mixer and separate vanity unit with inset washbasin and tiled surround.

Bedroom Two

12'4" x 6'11" (3.76m x 2.13m)

Another double bedroom with window to the front elevation.

Bathroom

6'11" x 6'9" (2.13m x 2.06m)

Fitted with a three piece suite comprising enameled bath, close coupled WC and wall mounted washbasin, part pitched ceiling with exposed beam and obscured glaze window.





Outside

The property fronts Belvoir Road with a small court frontage and pathway leading to the front door. The main gardens is laid to lawn with a delightful aspect across adjacent fields on the edge of the village. There is vehicular access leading to a brick and pantile garage. In the garden there is also a timber storage shed.

Agents Note

This property is located within a conservation village
This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



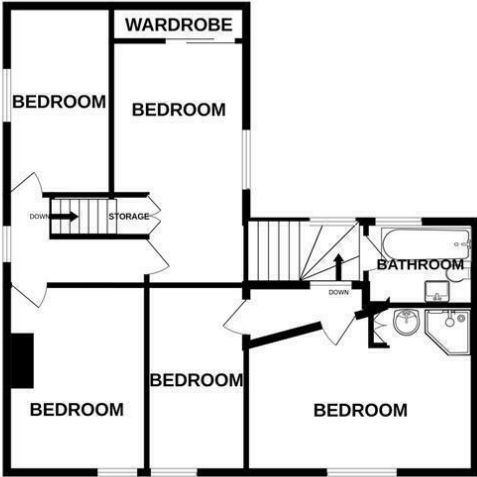


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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