



Church Lane, Redmile  
Nottingham, Nottinghamshire, NG13 0GE



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NG13 0GE  
£390,000

Offered to the market is this immaculately presented Three Bedroomed, Detached Property. Located within the picturesque village of Redmile and having accommodation comprising: Entrance Hall, Ground Floor W.C., Dining Hall, Utility Cupboard, contemporary fitted Kitchen, triple aspect Living Room with log burning stove, Three Bedroom, contemporary Family Bathroom, brick built Outbuilding, enclosed and landscaped Rear Garden and off street parking. EPC Rating C. Freehold. Council Tax Band - D.





### Entrance

Double glazed door into Entrance Hall.

### Entrance Hall

A welcoming Entrance Hall with solid wooden doors to the Dining Hall and Ground Floor W.C. and having Oak flooring.

### Ground Floor W.C.

Fitted with a two piece contemporary suite comprising: W.C., and wash basin, tiled flooring and uPVC double glazed window.

### Dining Hall

11'3" max x 16'0" max (3.44 max x 4.88 max)

A light and bright Dining Hall with feature walk-in box bay window with French doors leading out to the Rear Garden, continuation of the Oak flooring, solid wooden doors to the Kitchen, Living Room, Utility Cupboard and good sized storage cupboard and having stairs rising to the first floor with storage cupboard under.

### Utility Cupboard

Space and plumbing for washing machine.

### Living Room

9'10" x 15'7" (3 x 4.76)

Another light filled room with uPVC double glazed windows to three elevations, built-in storage unit with television point, beamed ceiling and feature contemporary log burning stove with wooden mantel.

### Kitchen

8'8" max x 8'0" max (2.65 max x 2.46 max)

A recently re-fitted contemporary Kitchen being fitted with a good range of base and wall mounted units with marble effect stone work surface over, inset sink, built-in appliances to include: Fridge freezer, dishwasher and electric fan assisted oven and grill with touch hob and extractor fan over. Wood effect flooring and uPVC double glazed window.

### Landing

Solid wooden doors to the first floor accommodation and storage cupboard.

### Master Bedroom

9'2" x 12'0" (to wardrobe) (2.80 x 3.67 (to wardrobe) )

UPVC double glazed windows to two elevations and built-in wardrobes to one wall.

### Bedroom Two

13'4" max x 8'10" max (4.07 max x 2.71 max)

UPVC double glazed window and built-in wardrobe.

### Bedroom Three

10'3" x 6'3" (3.13 x 1.92)

UPVC double glazed window.

### Family Bathroom

6'2" x 8'6" (1.90 x 2.60)

Fitted with a modern three piece suite comprising: Contemporary bath with chrome rain shower and glass shower screen and W.C. and wash basin set into a vanity storage units, uPVC double glazed window, heated towel rail and tile effect flooring.

### Outbuilding

Brick built outbuilding with light and power.

### Outside

There is a driveway providing off street parking with timber vehicle gates leading to the Rear Garden where there is further parking and a landscaped garden with patio and decked area ideal for entertaining and alfresco dining, gravel area with raised planted borders, shaped lawn and pedestrian access down the other side leading to the front door.



### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea <https://check-long-term-flood-risk.service.gov.uk/risk#>

### 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.







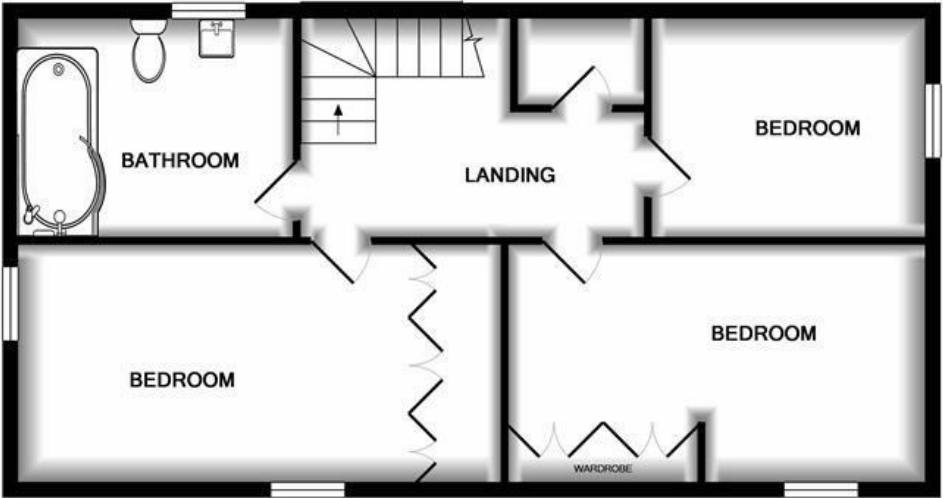




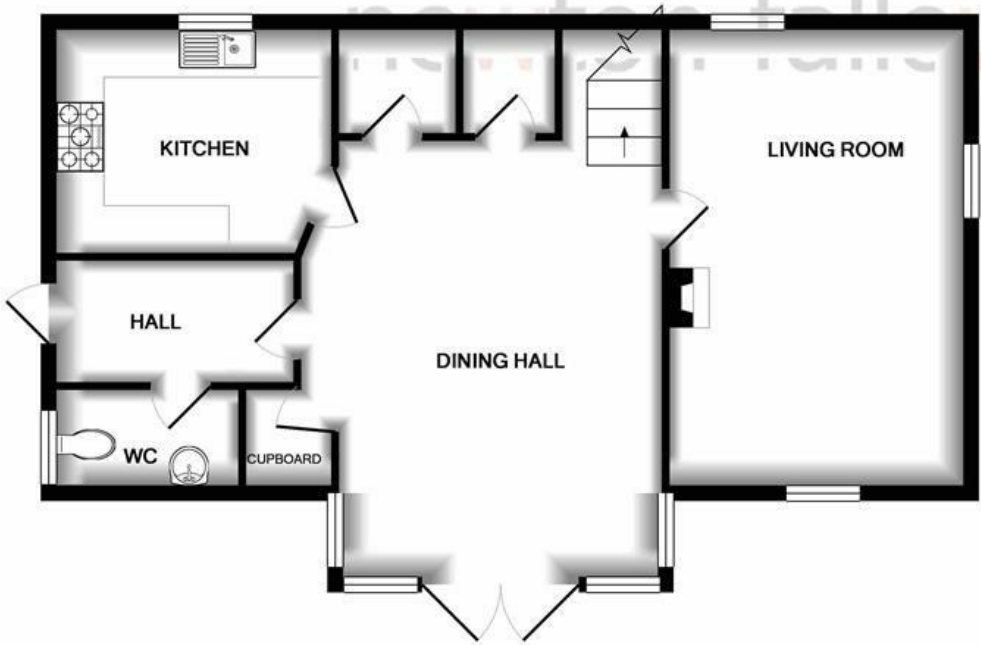




| Energy Efficiency Rating  |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs                     |  |   |           |
| (92 plus) <b>A</b>  |  |   | <b>83</b> |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  | <b>70</b>   |           |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not energy efficient - higher running costs                     |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC   |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |  |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current   | Potential |
| (92 plus) <b>A</b>  |  |   | <b>88</b> |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  | <b>75</b>   |           |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC   |           |
|   |  |  |           |



1ST FLOOR



GROUND FLOOR



