



10 Gonalston Lane,  
Epperstone, NG14 6AY



# 10 Gonalston Lane, Epperstone, NG14 6AY

Situated in the highly regarded and picturesque village of Epperstone, this deceptively spacious character home is immaculately presented throughout and provides accommodation arranged over three floors.

This stunning property includes a modern fitted dining kitchen with an extensive range of integrated appliances, and a living room with a multi burner and French doors opening to the rear garden on the ground floor, two bedrooms and a contemporary family bathroom to the first floor, and a further bedroom to the second floor.

Fitted and finished to a high specification, and benefiting from gas central heating and UPVC double glazing, the property also boasts features including Oak internal doors and cast iron fireplaces. There is a large south west facing garden to the rear of the property, with views over the countryside, and further gardens to the front.

Epperstone was designated a conservation area in 1972. The village is located within easy reach of facilities in neighbouring Lowdham, Woodborough, Calverton and Burton Joyce. Main road routes give access to Nottingham City Centre.

Viewing is essential to truly appreciate all that this home has to offer.

Guide Price £330,000







## GROUND FLOOR ACCOMMODATION

### Timber Stable Style Entrance Door

With an obscure glazed light panel giving access to the:-

### Dining Kitchen

Fitted with a Shaker style kitchen with a range of soft close wall, drawer and base units, under cabinet lighting, granite work surfaces and upstands, recessed one and a half bowl sink unit with a mixer tap over, space and plumbing for a washing machine, integrated appliances including a Bosch five ring gas hob with a stainless steel extractor hood over, a Bosch electric oven and microwave, plus a fridge and freezer.

Three UPVC double glazed windows to the front elevation, ceiling spot lights, feature light over the dining table, wood effect laminate flooring, additional storage cupboards, wall mounted Baxi combination boiler, radiator, Oak door to the:-

### Living Room

A continuation of the wood effect laminate flooring, stairs off to the first floor, radiator, Morso multi burning stove set on a slate hearth with a recessed timber mantle over, ceiling light point and wall lights, UPVC double glazed French doors opening to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Oak doors giving access to two bedrooms and the bathroom, further door to the stairs which rise to loft room (with a UPVC double glazed window to the rear elevation).

### Bedroom One

UPVC double glazed window to the rear elevation with open aspect views, ceiling light point, radiator, feature cast iron fireplace, an extensive range of built in wardrobes.

### Bathroom

Fitted with a beautiful three piece suite comprising a wash hand basin with vanity drawers under, a low flush wc, and a paneled P shaped bath with a mains fed shower (with rainfall shower head) and a glazed screen over.

Obscure UPVC double glazed window to the front elevation. ceiling spot lights, majority tiling to the walls, feature contemporary cast iron style radiator, extractor fan, grey wood effect laminate flooring.

### Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point, radiator, feature cast iron fireplace.

## SECOND FLOOR ACCOMMODATION

### Loft Room/Bedroom Two

Two Velux skylight windows (with blinds), radiator, ceiling spot lights, storage into the eaves.

## OUTSIDE

Set back from the main road, the property has a lawned garden to the front, with a low picket fence and a pathway to the entrance door. There is also an outbuilding for storage in a block (Shared access across gardens). A shared pathway also leads to the side and rear.

The large L-shaped rear garden is laid mainly to lawn with a patio seating area, timber fencing and established hedges to the boundary, and an open aspect to the rear. South west facing, the garden enjoys a sunny aspect and there is an idyllic decked area at the rear of the garden to be able to sit and take in the countryside views. The garden boasts a large timber storage shed, an outside tap, along with established conifers, shrub borders and apple trees.

### Directions

Gonalston Lane is a continuation of Main Street, Epperstone.

### Council Tax Band

Council Tax Band C. Newark & Sherwood District Council.

Amount Payable 2022/2023 £1976.27

### Referral Arrangement Note

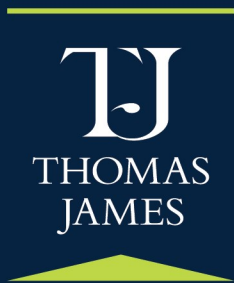
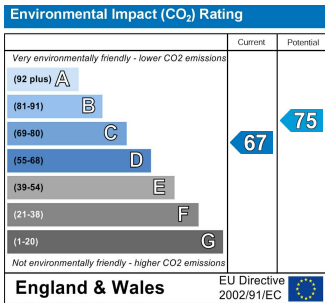
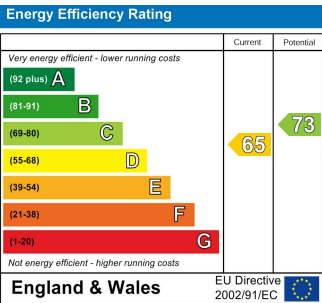
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents  
Corner Cottage, 4 Bingham Road  
Cotgrave, NG12 3JR

Tel: 0115 989 9757  
Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com)  
Web: [www.tjea.com](http://www.tjea.com)

Selected as the Best  
Independent Agent by the  
Relocation Agent Network

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.

