

Main Road, Ravenshead , Nottingham NG15 9GX

£1,500 PCM





We are delighted to bring to the market this large and well presented five bedroom family home. The accommodation on offer briefly comprises lounge, dining room, conservatory, kitchen, utility, WC, master suite with walk in wardrobe and en suite, four further bedrooms, family bathroom and a garage.





## **DIRECTIONAL NOTE**

For satellite navigation use postcode: NG15 9GX

From the Little John Pub, Main Road - With the pub on your left continue on Main Road passing Chapel Lane on your right. In about 50 yards you will see 218 Main Road on your right hand side, directly after this property there is a private road leading you to number 222.

## **RAVENSHEAD VILLAGE**

The lovely village of Ravenshead is a parish in the Gedling district of Nottinghamshire. It borders Papplewick, Newstead Abbey and Blidworth. It is a thriving area in the East Midlands with a diverse population of professional people, families, elderly residents and skilled workers. Many are attracted to the area for its superb amenities, excellent schools and convenient commuter links to Nottingham, Mansfield, M1 and A1 motorways and train stations. The village and surrounding areas are well regarded by families wanting to move to an environment which is highly sought after for its safe and friendly lifestyle.

## **HALLWAY**

Double glazed window and door to the front aspect, stairs to the first floor, laminate flooring and a radiator.

## **LOUNGE**

20'9" x 12'0" (6.32 x 3.65)

Double glazed window to the rear aspect, double glazed window and double doors to the conservatory, laminate flooring and two radiators.

## **LOUNGE ASPECT TWO**

## **DINING ROOM**

11'11" x 12'0" (3.64 x 3.65)

Double glazed bay window to the front aspect, laminate flooring and a radiator.

## **KITCHEN**

14'1" x 8'3" (4.28 x 2.52)

Having a matching range of wall and floor mounted units with a laminate work surface, one and a half bowl sink and drainer, electric hob, electric oven, integrated dishwasher, integrated fridge, integrated freezer, integrated microwave, double glazed window to the side aspect, double glazed double doors to the conservatory, a pantry, tiled flooring and a radiator.

## **UTILITY ROOM**

7'10" x 5'7" (2.40 x 1.69)

Having a matching range of wall and floor mounted units with a laminate work surface, space and plumbing for washing machine, space for tumble dryer, gas central heating boiler set within a unit, double glazed window and stable door to the side aspect, tiled flooring and a radiator.

## **CONSERVATORY**

16'2" x 9'1" (4.92 x 2.78)

Double glazed windows to the side and rear aspects, double glazed double doors to the rear aspect, underfloor heating and a tiled floor.

## **W.C.**

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM ONE**

11'11" x 10'3" (3.63 x 3.12)

Double glazed bay window to the front aspect and a radiator.

## **WALK IN WARDROBE**

6'6" x 7'10" (1.99 x 2.38)

Double glazed window to the side aspect, a radiator and a variety of rails drawers and storage for clothes.

## **EN SUITE**

7'9" x 5'4" (2.35 x 1.63)

Having a matching suite comprising low level WC, vanity wash basin with storage underneath, double shower tray with mixer shower over, double glazed window to the front aspect, tiled walls around sanitary ware, tiled floor and a heated towel rail.

## **BEDROOM TWO**

8'8" x 11'11" (2.64 x 3.64)

Double glazed window to the rear aspect and a radiator.

## **BEDROOM THREE**

7'9" x 11'9" (2.37 x 3.57)

Double glazed window to the rear aspect and a radiator.

## **BEDROOM FOUR**

7'5" x 8'8" (2.27 x 2.63)

Double glazed window to the front aspect, built in wardrobe and a radiator.

## **BEDROOM FIVE**

5'5" x 12'0" min (1.65 x 3.67 min)

Double glazed window to the front aspect and a radiator.

## **BATHROOM**

13'10" x 8'4" (4.22 x 2.55)

Having a matching white suite comprising low level WC, vanity wash basin with storage underneath, a corner shower unit with mixer shower over, rolled top bath, two double glazed windows to the rear aspect, tiled floor, tiled walls, extractor fan and two radiators.

## **BATHROOM ASPECT TWO**

## **GARAGE/STORE**

7'11" x 11'11" (2.41 x 3.62)

Double doors to the front aspect, lighting and power.

## **OUTSIDE**

To the front of the property there is a block paved driveway leading from the double gates up to the front of the property, lawn areas to either side of the driveway, timber summer house, and fenced boundaries. To the rear of the property there is a paved patio area with raised beds containing a variety of plants and shrubs and fenced boundaries.

## **FRONT GARDENS**

## **FRONT GARDENS ASPECT TWO**

## **REAR ASPECT**

## **REAR PATIO SEATING AREA**

## **COUNCIL TAX**

Gedling Borough Council

## **ENERGY PERFORMANCE GRAPHS**

Energy Performance Certificate Commissioned. Full details to follow.

## **MEASUREMENTS**

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

## **ABOUT GASCOINES**

At Gascoines Estate Agents in Southwell traditional values such as quality of service, local knowledge and professionalism still remain at the core of the firm's values. We pride ourselves on providing a high quality personal service to all our clients and customers, whether you are looking to Rent or Sell, Buy or Let we are here to help you from start to finish.

Gascoines have successfully dealt with all aspects of

property since 1954, and have continued to succeed in the property industry regardless of the condition of the housing market. This success is due to our commitment, drive, knowledge and most of all our experience.

We offer full comprehensive marketing strategy, with colour brochures, floor plans, local paper advertising, and world wide exposure on the best property websites available. Our fees are competitive with no hidden extras and we only refer business such as Financial Services and Conveyancing to companies of a similar calibre to ourselves.

Should you wish to view this property or you to have a valuation of your own property, whether it is for sale or rent then please do not hesitate to contact us at Gascoines Estate Agents, 1 Church Street, Southwell, Nottinghamshire, NG25 1HQ Tel. 01636 813245 e-mail [southwell@gascoines.co](mailto:southwell@gascoines.co)

## **BOND.**

The bond is the equivalent to 5 weeks rent where the annual rent doesn't exceed £50,000. If the annual rental income is above £50,000, then the deposit will be 6 weeks rent

## **PETS**

Where pets are allowed the rent will be an additional £10 per calendar month per pet  
Pets must be agreed before the start of the tenancy

## **HOLDING FEE**

We will require a holding deposit, equivalent to 1 week's rent and subject to statutory legislation on the repayment of this should the tenancy not go ahead. Briefly, this is proposed to be:

1. The landlord has 15 days to make a decision once a holding deposit is taken.
2. If the tenancy does not go ahead then the money

must be repaid in full within 7 days of the deadline being reached or the landlord backing out.

3. Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

4. If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment

## **JOINT TENANTS**

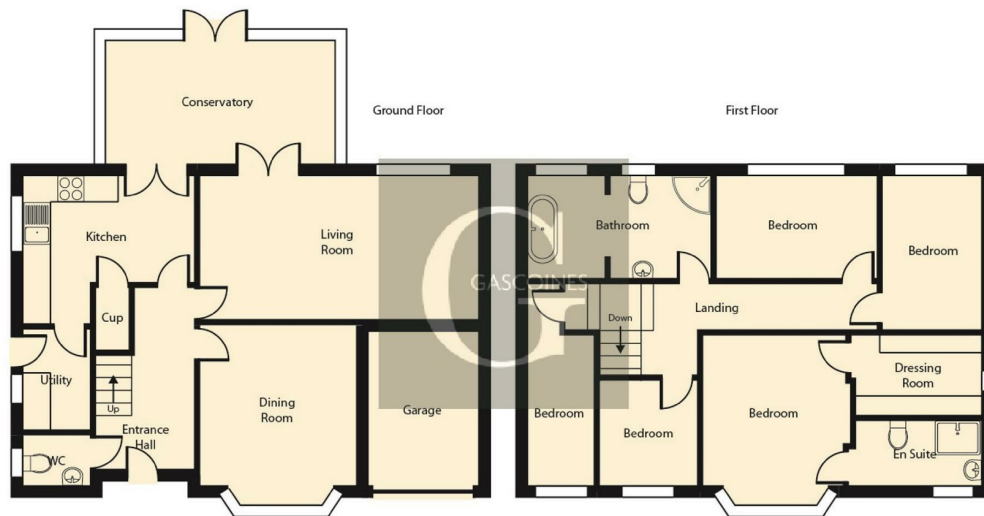
Where a tenancy is to be taken by two or more persons each of those persons are responsible individually for the performance of all the terms of the Tenancy Agreement. Applications will be needed from all intended adult occupiers.

## **VIEWING**

By appointment with the Letting Agents on 01636 813245.

## **PROPERTY**

A comprehensive residential estate management service is available from Gascoines. Landlords and Tenants should ask for more information on 01636 813245.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given in the total square footage of the property if quoted on this plan.

Floor Plan - Not to scale for illustration purposes only

#### Sales

1 Church Street  
Southwell  
Nottinghamshire  
NG25 0HQ

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southwell@gascoines.co

2a Milton Court  
Ravenshead  
Nottingham  
NG15 9BD

01623 792939  
ravenshead@gascoines.co

Old Bank Chambers  
Sherwood Drive  
New Ollerton  
Nottinghamshire  
NG22 9PP

01623 860328  
ollerton@gascoines.co

69 Main Street  
Calverton  
Nottingham  
NG14 6FG

0115 9655052  
calverton@gascoines.co

#### Lettings

1 Church Street  
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Nottinghamshire  
NG25 0HQ

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rent@gascoines.co

