



Lavender House, Bleasby Road, Thurgarton, Nottingham, NG14 7FW

Offers in Region of £675,000

No Onward Chain - Spacious detached family home with open field views to rear and rear balcony, this well-appointed property comprises entrance hall, doakroom/WC, open plan lounge with games room, dining room, fitted kitchen with utility room off and store room/pantry. The first floor has a master bedroom and bedroom 2, both with en-suites, three further bedrooms (two have access to a balcony) and family bathroom, Outside there is a large driveway with double garage and enclosed rear lawn garden.





SERVICES

Mains electricity, water and drainage. Air Source Heat Pump.

EPC RATING – D.

COUNCIL TAX BAND – F (Newark and Sherwood District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham. Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities including cafes, restaurants, leisure centre and the highly regarded Minster School.



ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed window to the side elevation, tiled floor, radiators, built-in cloaks cupboards, stairs to first floor, inset spotlights, door to side entrance lobby and doors to the living room and kitchen breakfast room.

SIDE ENTRANCE LOBBY

Side entrance door, tiled flooring, radiator and door to WC.

WC

4' 6" x 3' 1" (1.37m x 0.94m) With low level WC, pedestal wash hand basin, half tiling to walls and tiled flooring.

LIVING ROOM

22' 10" x 20' 0" (6.96m x 6.1m) With uPVC double glazed windows and French doors to the rear, radiators, wood flooring, inset spotlights, wall light points, brick built chimney breast with inset log burning stove, double doors to dining room area and opening to family room.

FAMILY ROOM

19' 2" x 10' 2" (5.84m x 3.1m) With uPVC double glazed windows and French doors onto the rear garden, radiator, wood flooring, wall light points and openings to dining room.

DINING ROOM

18' 0" x 10' 8" (5.49m x 3.25m) With uPVC double glazed window to the side elevation, wood flooring, radiator and inset spotlights and open plan to kitchen breakfast room.

KITCHEN BREAKFAST ROOM

20' 11" x 16' 4" maximum measurements (6.38m x 4.98m) Fitted with cream wall and base units with wooden work surfaces incorporating a breakfast bar and a 1½ bowl sink unit with a stainless steel mixer tap, space for a large Range style cooker, stainless steel large extractor hood, integrated dishwasher, integrated double fridge and freezer, tiled splashbacks, inset spotlights, tiled flooring, uPVC double glazed windows to the front and side elevations, radiator and door to utility room.

UTILITY ROOM

8' 4" x 5' 6" (2.54m x 1.68m) Fitted with a wall unit and wooden work surfaces with space and plumbing below for a washing machine and for a tumble dryer, wall mounted boiler, tiled splashbacks, tiled flooring and door to pantry.





WALK-IN PANTRY

8' 2" x 4' 1" (2.49m x 1.24m) With tiled flooring, radiator and shelving.

GALLERY LANDING

With uPVC double glazed window to the front elevation, inset spotlights, access to the loft and doors to all bedrooms and the family bathroom.

FAMILY BATHROOM

9' 0" x 6' 10" (2.74m x 2.08m) Fitted white suite comprising a spa bath with an electric shower over, low-level WC and wash hand basin, tiled splashbacks, electric shaver point, chrome heated towel rail, extractor, inset spotlights, built-in airing cupboard with shelving, radiator and a uPVC double glazed opaque window to the front elevation.



MASTER BEDROOM

17' 0" x 11' 2" (5.18m x 3.4m) With uPVC double glazed windows to the front elevation, inset spotlights, air source heating ceiling vents and door to en-suite.

EN-SUITE ONE

9' 5" x 5' 6" (2.87m x 1.68m) Fitted with a three-piece suite comprising a double shower cubicle with a mains shower, low level WC and wash hand basin, tiled walls, tiled flooring, inset spotlights, chrome heated towel rail and extractor.



BEDROOM TWO

5' 3" maximum x 8' 3" widening to 9' 7" (7.7m x 2.51m) With uPVC double glazed window to the rear elevation, access to roof space, air source heating ceiling vents and door to the en-suite.

EN-SUITE TWO

8' 2" x 5' 2" (2.49m x 1.57m) Fitted with a white suite comprising a panelled bath with a mixer shower attachment, low-level WC and pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, inset spotlights and extractor.

BEDROOM THREE

12' 6" x 10' 0" (3.81m x 3.05m) With uPVC double glazed French doors onto paved balcony at rear and air source heating ceiling vents.

BEDROOM FOUR

12' 4" maximum into recess x 10' 0" (3.76m x 3.05m) With uPVC double glaze French doors onto paved balcony at the rear, air source heating ceiling vents and built-in wardrobe.





BEDROOM FIVE

16' 5" x 9' 7" maximum measurements (5m x 2.92m)
With uPVC double glazed window to the rear elevation, air source heating ceiling vent and built-in wardrobe with hanging rail.

OUTSIDE

To the front there is gated access onto a gravelled driveway providing off street parking and access to the double garage. There is a car charging point and gated access at the side. To the rear there is a paved patio area and mostly lawn garden with shrubs and a shed. Countryside views beyond.

DOUBLE GARAGE

Approx. 17 sq m. Having two electric doors, power and lighting.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

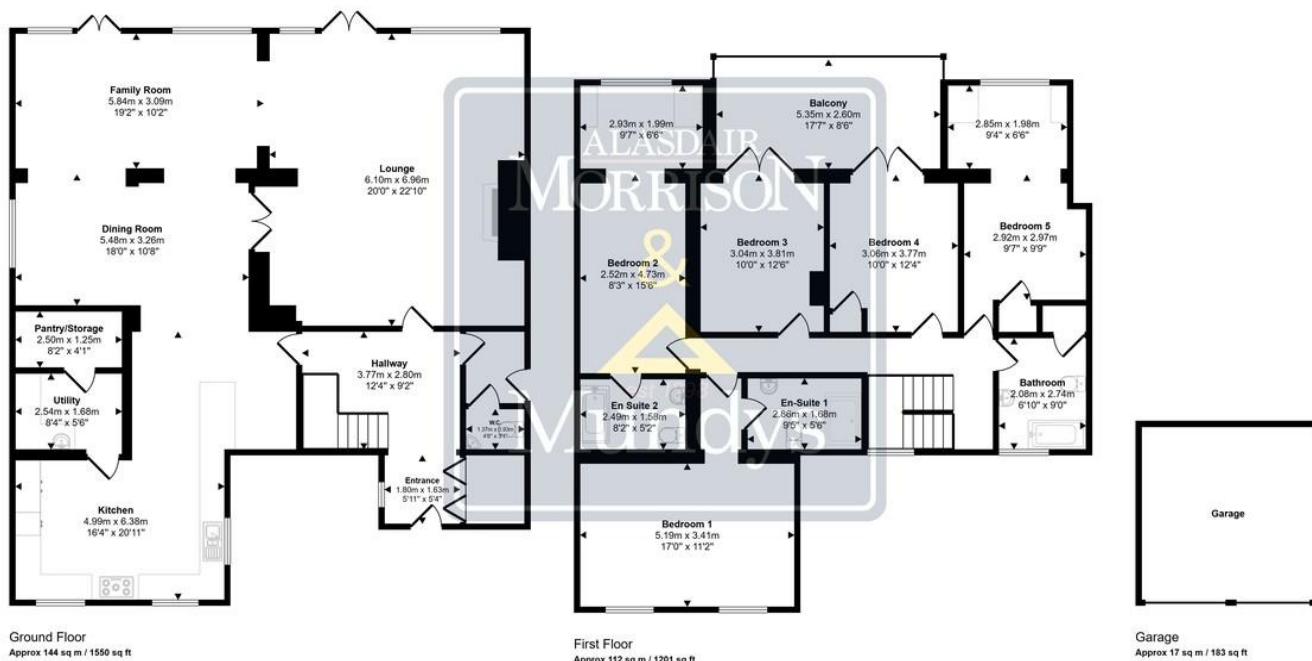
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Approx Gross Internal Area
273 sq m / 2934 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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