

Spring Lane  
Mapperley, Nottingham NG3 5RR

**£550,000 Freehold**

A BEAUTIFUL FOUR BEDROOM DETACHED HOME FOR SALE IN MAPPERLEY!



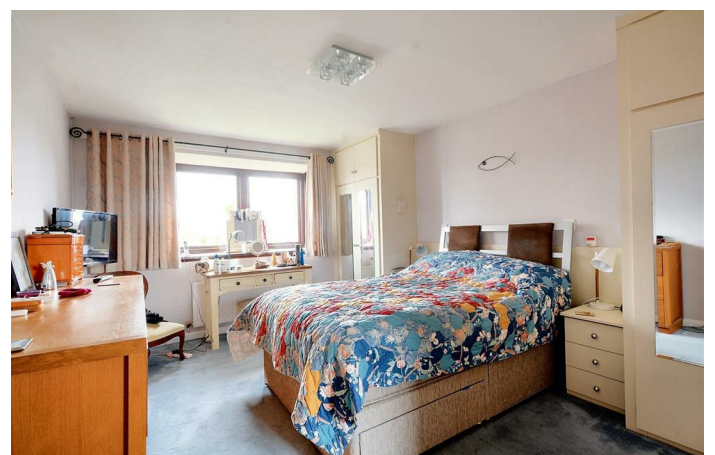
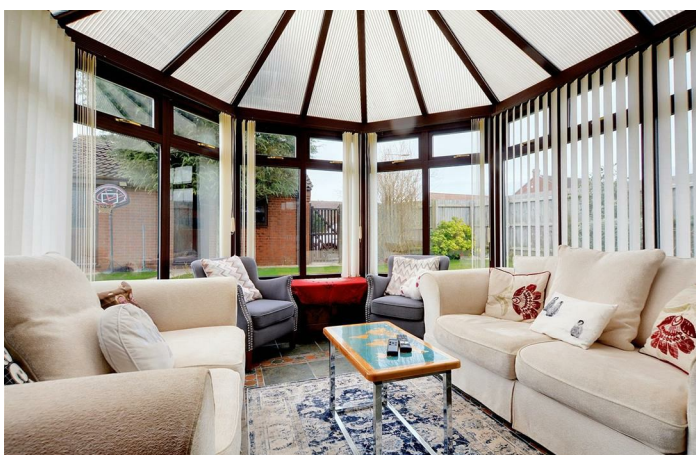
This spacious four-bedroom detached home offers a fantastic combination of comfort, style, and family-friendly living. Located in a popular area, the property is perfect for families or anyone who needs plenty of space.

Inside, you'll find a large, welcoming entrance hall way, lounge ideal for relaxing or entertaining guests. The conservatory brings in lots of natural light, making it a perfect space to enjoy all year round. There's also a separate dining room for family meals, while the spacious kitchen/diner is perfect for cooking and casual dining. A utility room helps keep things tidy, and there's a convenient downstairs WC. The study offers a quiet space for work or hobbies.

Upstairs, the home has four generous double bedrooms, each with plenty of space. The primary bedroom includes its own ensuite for added convenience. A family bathroom serves the other bedrooms, making it ideal for a busy household.

Outside, the property has a lovely lawned garden at the front, creating a great first impression. There's a detached garage to the side and a driveway with space for two cars. The rear garden is beautifully landscaped, providing a peaceful outdoor space. The garage has a side door leading to the garden, and there's a gate to the driveway. Additionally, there's plenty of on-road parking available.

This fantastic home is perfect for families, offering plenty of space and a great layout. It's also close to local amenities, schools, and transport links, making it a great choice for those looking for convenience and comfort.



## Front of Property

To the front of the property there is a beautiful front garden with a walkway leading to the entrance door, two lawned areas, a range of plants trees and shrubbery, walled and high hedged boundaries creating privacy with gated access.

## Entrance Hallway

Composite entrance door to the front elevation with two double glazed windows either side leading into entrance hallway comprising wood flooring, wall mounted radiator, storage cupboard, door to WC, door to kitchen, door to lounge, door to dining room.

## Lounge

20'10" x 11'2" approx (6.36 x 3.41 approx)

Double glazed wooden bay window to the front elevation, wooden flooring, coving to the ceiling, two wall mounted radiators, gas fire with tiled hearth and wood surround, TV point, double glazed sliding doors to the rear elevation leading to the enclosed rear garden.

## Dining Room

9'4" x 14'0" approx (2.86 x 4.28 approx)

Wooden flooring, coving to the ceiling, wall mounted radiator, double glazed sliding doors to the rear elevation leading to the conservatory, door to the kitchen.

## Conservatory

11'2" x 10'9" approx (3.41 x 3.29 approx)

UPVC double glazed windows, UPVC French doors to side leading to the rear enclosed garden, tiled flooring, ceiling light point with fan, TV point, wall mounted radiator, double glazed sliding doors to the rear elevation leading to the dining room.

## Kitchen Diner

17'3" x 10'7" approx (5.28 x 3.24 approx)

Tiled flooring, wall mounted radiator, double glazed wooden window to the rear elevation, a range of wall base and drawer units with worksurfaces over incorporating a double sink and drain unit with mixer tap over, integrated fridge, integrated Kenwood dishwasher, Rangemaster Kitchener with extractor hood above, splashbacks, door leading to utility room.

## Utility Room

8'8" x 11'0" approx (2.66 x 3.37 approx)

Tiled flooring continued from the kitchen, a range of wall and base units with worksurfaces over incorporating a sink and drain unit with separate hot and cold taps, UPVC double glazed window to the rear elevation, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, wall mounted radiator, door to office, UPVC double glazed door leading to the rear garden.

## Office

8'8" x 9'10" approx (2.65 x 3 approx)

Wooden flooring, UPVC double glazed window to the front elevation, loft access, wall mounted radiator.

## Downstairs WC

2'10" x 6'8" approx (0.87 x 2.05 approx)

Tiled flooring, wooden double glazed window to the front elevation, WC, wall mounted radiator, handwash basin with mixer tap.

## First Floor Landing

Carpeted stairs lead to first floor landing comprising carpeted flooring, loft access, storage cupboard housing the boiler, panelled doors leading off to rooms.

## Bedroom 1

10'11" x 15'0" approx (3.34 x 4.59 approx)

Carpeted flooring, built in wardrobes, wall mounted radiator, wooden double glazed bay fronted window to the front elevation, door to en-suite.

## En-Suite

5'6" x 9'3" approx (1.68 x 2.83 approx)

Tiled flooring, spa shower cubicle with power shower, wooden double glazed window to the rear elevation, wall mounted radiator, vanity wash hand basin with mixer tap, WC.

## Bedroom 2

11'8" x 9'3" approx (3.58 x 2.83 approx)

Laminate flooring, built-in wardrobes, wall mounted radiator, wooden double glazed window to the rear elevation.

## Bedroom 3

7'2" x 11'4" approx (2.19 x 3.46 approx)

Laminate flooring, wall mounted radiator, wooden double glazed window to the front elevation.

## Bedroom 4

10'4" x 7'6" approx (3.16 x 2.29 approx)

Laminate flooring, built-in wardrobes, wall mounted radiator, wooden double glazed window to the front elevation.

## Bathroom

8'9" x 5'6" approx (2.69 x 1.70 approx)

Tiled flooring, vanity wash hand basin with mixer tap, WC, UPVC double glazed window to the rear elevation, wall mounted radiator, tiled splashbacks, bath with mixer tap and shower above.

## Garage (1st Room)

16'9" x 16'6" approx (5.11 x 5.04 approx)

Spacious garage perfect for a workshop or home gym comprises electric up and over door, single glazed window to the rear elevation looking to the rear garden, power and lighting.

## Garage (2nd Room)

9'2" x 7'3" approx (2.81 x 2.21 approx)

Additional room within the garage perfect for storage comprises power and lighting, single glazed window to the side elevation.

## Store

3'11" x 7'4" approx (1.21 x 2.26 approx)

Perfect for storing lawn mowers, tools or garden furniture.

## Rear of Property

To the rear of the property there is a tranquil enclosed rear garden ideal for summer BBQs with two patio areas, two lawned areas, a range of trees plants and shrubbery to the borders of fenced and hedged boundaries, gated access to the driveway providing off the road parking for up to 2 cars and access to the front of the garage, side gate providing access to the front of the property.

## Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: O2, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

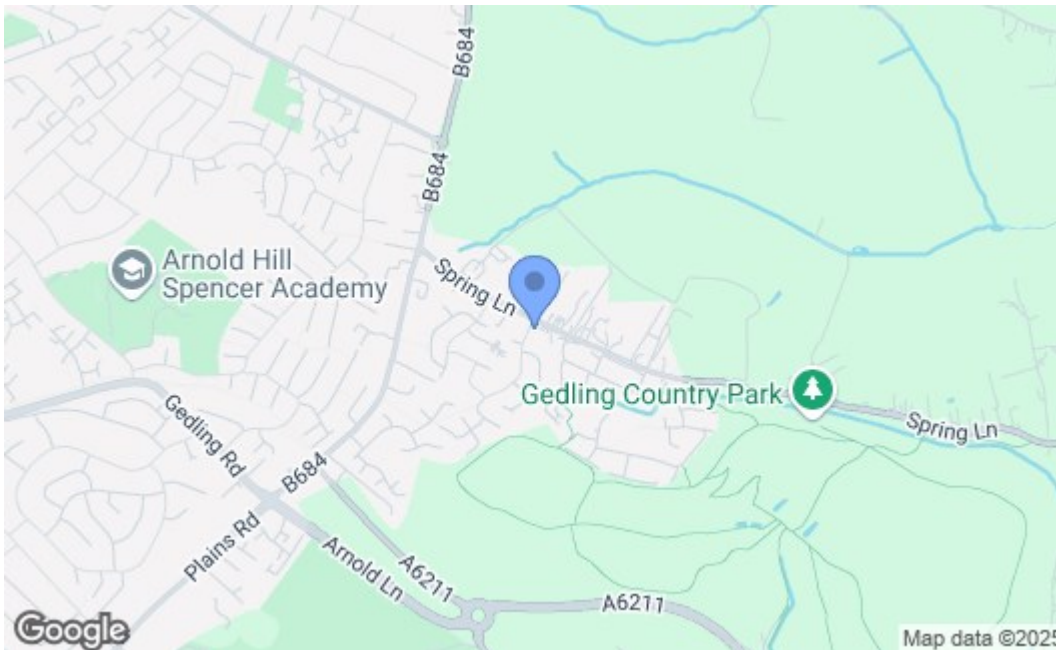
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.