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your property experts

Chapel Lane

Costock

- Characterful and unique three-bedroom detached home
- Planning permission granted for a two-storey side extension
- Proposed layout includes four bedrooms and an open-plan kitchen
- Sitting room with a log-burning stove and parquet flooring
- Light-filled principal bedroom with a walk-in wardrobe
- Secluded and private setting in the village conservation area
- Lawned gardens and a gated gravelled parking area
- Walking distance of a public house and primary school

General Description

Smiths Property Experts are delighted to introduce to the market a detached three-bedroom family home in the conservation area of Costock. The property has planning permission granted for a two-storey side extension, which would transform it into a four-bedroom property with an open-plan 'living' kitchen.

The property enjoys a secluded and private setting nestled at the end of the idyllic Chapel Lane in the village of Costock. This traditional and well-positioned village has a public house, a primary school, and excellent access to Nottingham and Loughborough, as well as further amenities in the neighbouring village of East Leake.





The Property

The property is a characterful and unique detached family home. The accommodation comprises a kitchen/breakfast room with an under-stairs cupboard, an internal hall, a sitting room with a log-burning stove, and an adjacent garden room. Both the internal hall and sitting room feature beautiful parquet flooring. There is a rear hall accessed via the kitchen that provides access to a utility room/w.c. Upstairs, you will find three bedrooms and a family bathroom. The principal bedroom is a lovely, light-filled room that benefits from a walk-in wardrobe.

Planning

Planning permission has been granted for a two-storey side extension and a single-storey rear extension. It is also proposed to create a new entrance with a traditional porch. The plans have been sympathetically designed to complement the character of the conservation area. The new layout will incorporate four bedrooms, three bathrooms, and a front-to-back 'living' kitchen. Planning reference: 16/02693/FUL.



The Outside

The gardens extend to the west and south, primarily laid out as lawn with mature borders, and to the east elevation, which features a generous gravelled area accessible via timber gates, providing ample parking or additional garden space. There is a generous brick-built outbuilding.



The Location

The village of Costock boasts a close-knit community, a village hall, a public house, and a primary school. In the larger and neighbouring village of East Leake, you will find amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. The village has excellent commuter links via the A60 and nearby A46 and M1 motorway networks. There is easy access to Nottingham, Leicester, Melton Mowbray, and Loughborough. East Midlands Airport is also just a 20-minute drive away.

Property Information

EPC Rating: F.

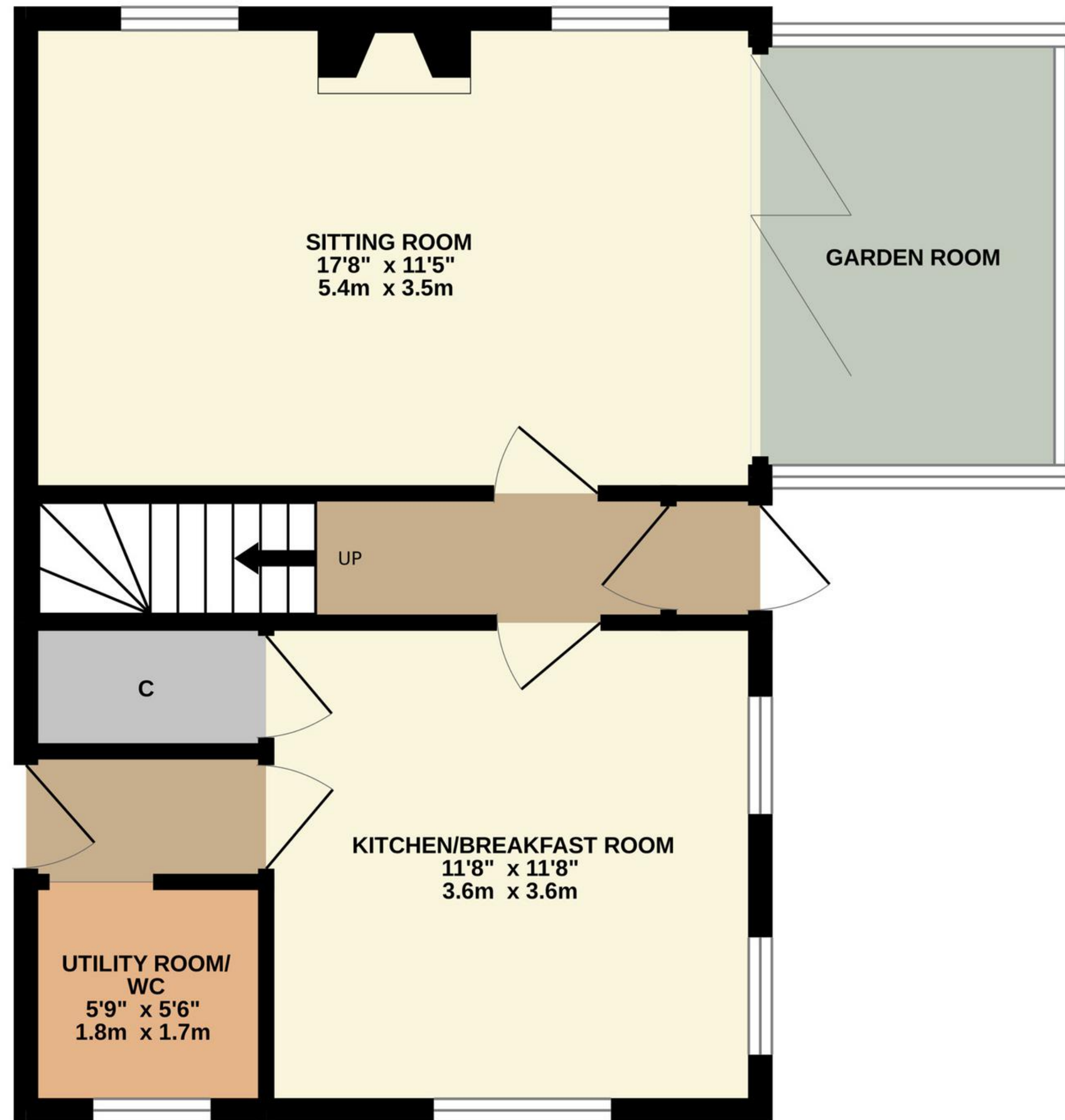
Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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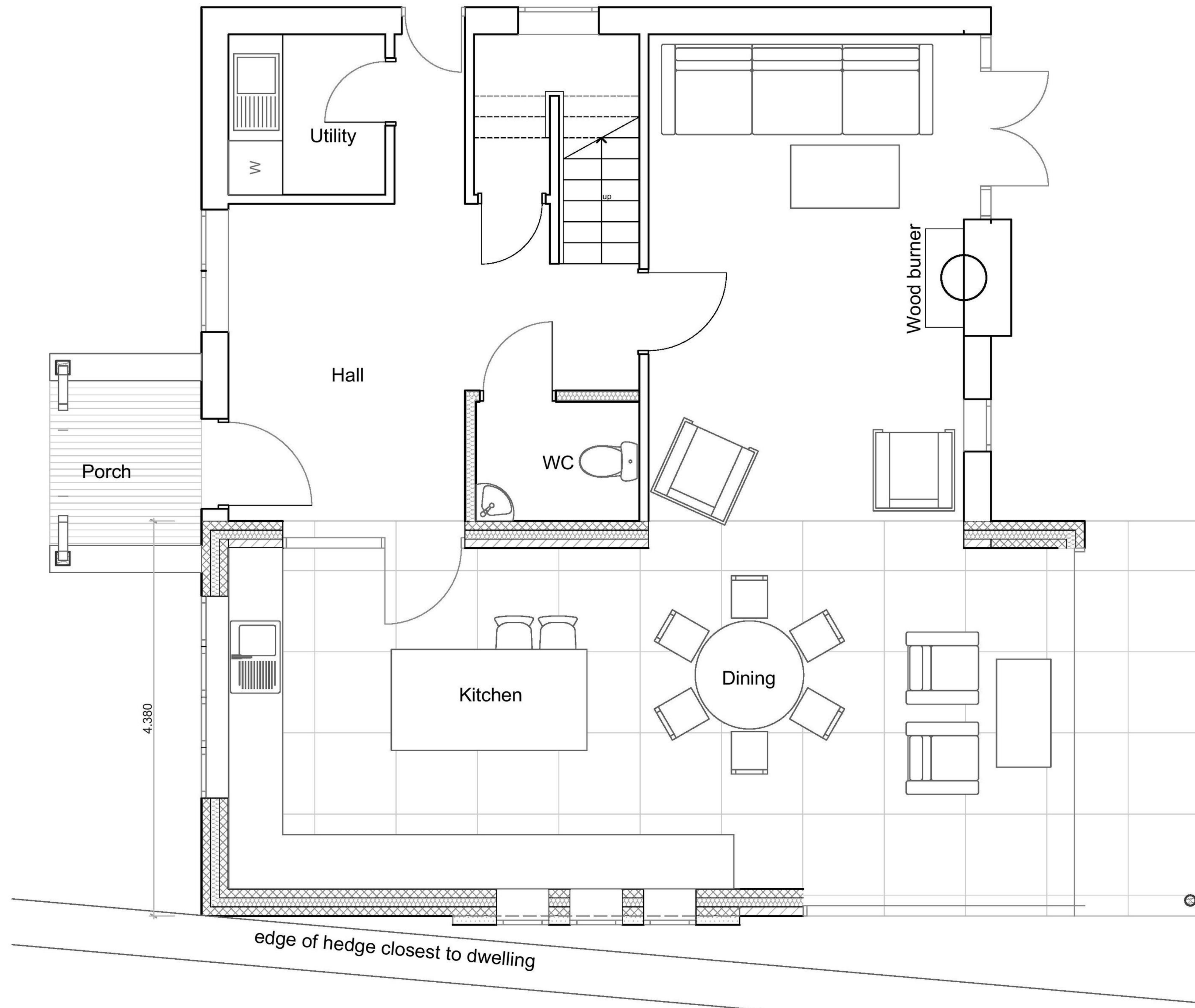
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Plans	Drawn by A. Ordog	Date 19/10/2016	Scale 1:50 @A3	Client
Project 26 Chapel Lane				
Drawing Proposed Ground Floor	Reference #Pln-A.02.1.2	Rev	<p>pba peart bradley architects</p> <p>12 Regent Street, Nottingham, NG1 5BQ Tel: 0115 947 3634 Fax: 0115 947 3654 email: peartbradley@aol.com</p> <p>www.peartbradleyarchitects.com</p>	



Plans	Drawn by A. Ordog	Date 19/10/2016	Scale 1:50 @A3	Client
Project 26 Chapel Lane				
Drawing Proposed First Floor Plan	Reference #Pln-A.02.1.3	Rev	<p>pba peart bradley architects</p> <p>12 Regent Street, Nottingham, NG1 5BQ Tel: 0115 947 3634 Fax: 0115 947 3654 email: peartbradley@aol.com</p> <p>www.peartbradleyarchitects.com</p>	

