

SUTTON LANE EATON







Situated in the heart of the Vale of Belvoir, The Spinney has been recently refurbished throughout and benefits from a high standard of finish and decoration, offering a spacious open plan kitchen dining room, entrance hall, master suite with built in storage, plus wet room featuring an attractive stone flooring, three further bedrooms, one being suitable to use as a study/home office and a three piece suite family bathroom.

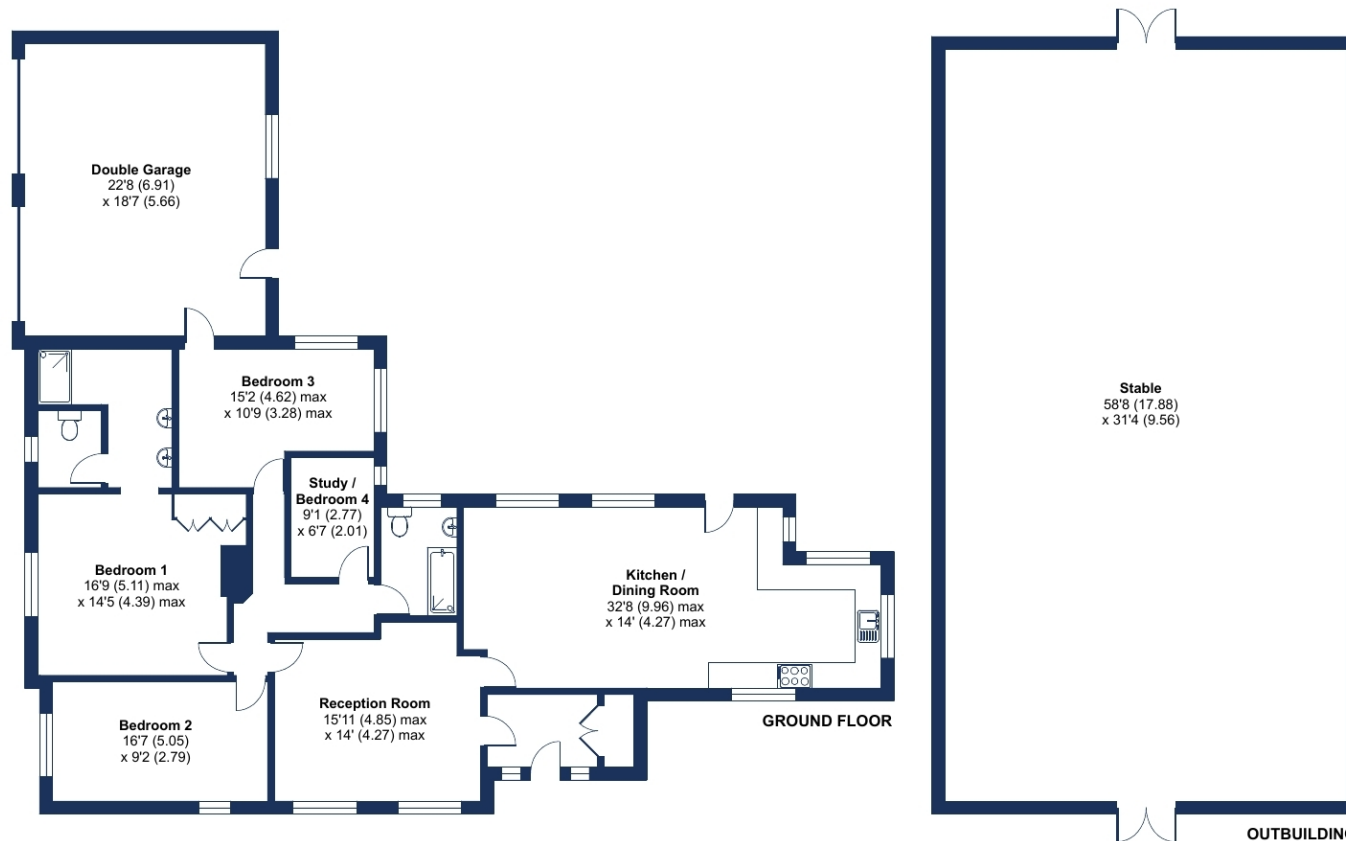
Externally, this property offers excellent equestrian facilities with a recently built Harlow American stable block with monarch internal stabling, tack room, adjoining well fenced paddocks, plus a further adjacent area of grassland, which has previously been fenced and arranged to allow for DIY grazing/livery. A double garage with internal access plus an extensive area of parking for a number of vehicles. This property sits within approximately 2.5 acres and the land adjacent being approximately 3.8 acres.

Elton is located within close proximity of excellent transport links, including the A1 motorway and nearby stations giving access to trains to both, Nottingham and London, as well as the city of Nottingham, providing an extensive range of amenities and attractions.

Sutton Lane, Elton, Nottingham, NG13

Approximate Area = 1594 sq ft / 148.1 sq m
 Outbuilding = 1853 sq ft / 172.1 sq m
 Garage = 430 sq ft / 40 sq m
 Total = 3877 sq ft / 360.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Moores Estate Agents. REF: 1205075



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