



Whitelams Farm Main Street, Nottingham, NG2 6NN

£1,500,000

- Spacious Detached Period Dwelling in the heart of Gamston Village
- A total of seven bedrooms
- Potential Annex Area
- Gated Driveway
- B Rated EPC
- Unique opportunity to purchase a very individual property
- Well presented throughout
- External insulation and solar panels
- Extensive Grounds with Tennis Court
- EV Charging Point

Whitelambs Farm Main Street, Nottingham NG2 6NN

Substantial detached period property situated in the popular location of Gamston Village. B rated EPC. The spacious and flexible accommodation comprises a total of seven bedrooms and an annex, along with extensive grounds including a tennis court. The main house benefits from external insulation and solar panels. EV Charging Point. There is also a gated driveway and a external store.



Council Tax Band: H



Gated Access

The property is accessed via electrically controlled double gates that open into a spacious courtyard.

Entrance Hall

LVT flooring. Doors to the Kitchen/Diner, Snug, Lounge and W.C. Stairs to the first floor landing.

Breakfast Kitchen

21'0 x 12'11

Tiled flooring. A range of oak base and wall units with integrated appliances. Range cooker with extractor over. Black granite work surfaces. Door to a pantry. Opens into a Dining Area. Island unit.

Dining Room/Breakfast Room Area

11'10 x 9'4

A mix of tiled and wood effect flooring. Bi fold doors opening onto a patio area. Roof windows. Door to hallway that leads to the annex and utility room.

Snug

13'11 x 12'11

Wood effect LVT. Fireplace.

Lounge

26'8 x 12'1

Spacious room with bi fold doors and stove. Vaulted ceiling. Views over the rear garden.

W.C

8'2 x 5'11

Wood effect LVT. Toilet and sink unit.

First Floor Landing

Doors to four bedrooms and the bathroom.

Master Bedroom

13'3 x 12'10

Dual aspect windows. Door to the ensuite.

Ensuite

9'2 x 6'11

Large walk in shower. Vanity unit with inset sink. Low level flush toilet.

Bedroom

12'10 x 8'6

Bedroom

12'8 x 9'6

Bedroom

13'0 x 10'2

Bathroom

12'8 x 9'5

Hallway to annex

Tiled flooring. Doors to the Utility room and bedroom of the annex.

Utility Room

11'6 x 6'3

Bedroom

14'8 x 11'5

French doors to the front. Built in wardrobes.

Lounge/Kitchen/Diner

19'4 x 18'3

Exposed beams and vaulted ceilings. Kitchen. Windows to the front and rear. Access to mezzanine storage area above bedroom and shower room.

Bedroom

9'2 x 8'10

Window to the rear.

Shower Room

26'2" x 32'9" x 22'11" x 22'11"

Modern four piece suite comprising bath, shower, sink and toilet.

Outbuilding Bedroom Area

15'4 x 14'4

Large bedroom area with ensuite and store room.

Ensuite

10'10 x 4'11

Built in shower cubicle. Vanity unit with inset sink. Low level flush toilet.

Tennis Court

Concrete court with fenced borders.

Store

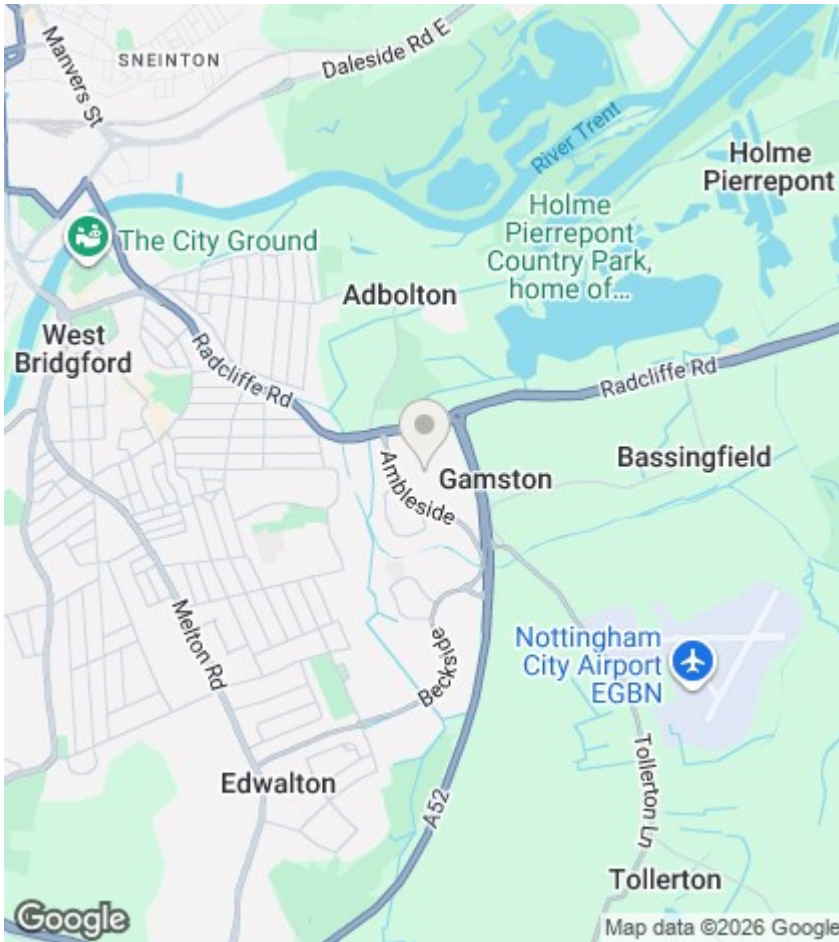
15'4 x 11'1

Exterior

The property benefits from a very substantial plot with mature trees along the borders offering a good level of privacy. There are gardens to the side and rear and a good size driveway to the front.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
Main House = 3147 Sq.ft / 292.39 sq.m
Annexe = 475 Sq.ft / 44.22 sq.m
Total = 3622 Sq.ft / 336.61 sq.m

