

Rex Gooding



Long Acre, 70 Kneeton Road, East Bridgford,

Guide Price: £850,000

Long Acre occupies a magnificent mature plot approaching an acre on the edge of this highly regarded and well-serviced village, offering a rare combination of privacy, potential, and picturesque surroundings. The generous grounds are not only beautifully established but benefit from the exceptional advantage of dual access via both Kneeton Road and Lammas Lane, presenting significant potential for a second dwelling subject to obtaining the necessary planning consents. With sweeping open countryside views to the front and a stunning backdrop of mature south facing gardens and grounds to the rear, this property offers a truly captivating setting that will genuinely impress even the most discerning viewers.

This architect-designed four-bedroom detached home provides an impressive amount of living space and presents tremendous scope to create an outstanding family residence through some tasteful updating and modernisation, whilst being presented in comfortable, ready-to-move-in condition throughout. The thoughtfully planned accommodation totals an expansive 2,682 square feet and showcases several distinctive architectural features that set this home apart from the ordinary. The property cleverly combines ground floor and first-floor sleeping accommodation, offering flexible accommodation that could suit those looking for predominantly single storey accommodation.

The accommodation flows beautifully from the welcoming entrance hall into an impressive living room featuring a dramatic vaulted ceiling, striking feature staircase, and spectacular floor-to-ceiling window that floods the space with natural light and enjoys lovely views across the gardens. The formal dining room provides elegant entertaining space, whilst the breakfast kitchen and adjoining utility room offer practical family living, with the utility room providing integral access to the double garage. Beyond the garage lie a couple of versatile rooms ideally suited as workspace or a home office, perfect for modern working arrangements. The ground floor is further enhanced by two generously proportioned double bedrooms and a family bathroom, offering convenient single-level living if desired. Ascending to the first floor reveals two additional double bedrooms and a further bathroom, completing this substantial and versatile family home.

East Bridgford is a highly sought-after village renowned for its excellent amenities and strong community spirit, including a well-regarded primary school, convenient local shops, doctors' surgery, welcoming public house, and active village hall, with the nearby market town of Bingham providing further comprehensive facilities. The village enjoys an enviable position for commuters, with easy access to the A52 and A46 trunk roads, making this an ideal location for those seeking the perfect balance of peaceful village life with excellent connectivity to major employment centres and transport networks.

Accommodation & Amenities

- Magnificent mature plot approaching an acre with dual access via Kneeton Road and Lammas Lane, offering potential for a second dwelling subject to planning consent.
- Architect-designed four-bedroom detached home totalling 2,682 square feet with scope for updating whilst being ready to move into.
- Impressive living room with vaulted ceiling, feature staircase, and floor-to-ceiling window overlooking the gardens.
- Ground floor accommodation includes two double bedrooms and bathroom, ideal for single-storey living arrangements.
- First floor features two additional double bedrooms and a bathroom, providing flexible multi-generational living options.
- Breakfast kitchen, dining room, utility room with integral double garage access, plus workspace/home office rooms beyond.
- Sweeping open countryside views to the front with stunning south-facing mature gardens and grounds to the rear.
- Located in the highly sought-after village of East Bridgford with excellent amenities and easy access to A52 and A46 for commuting.









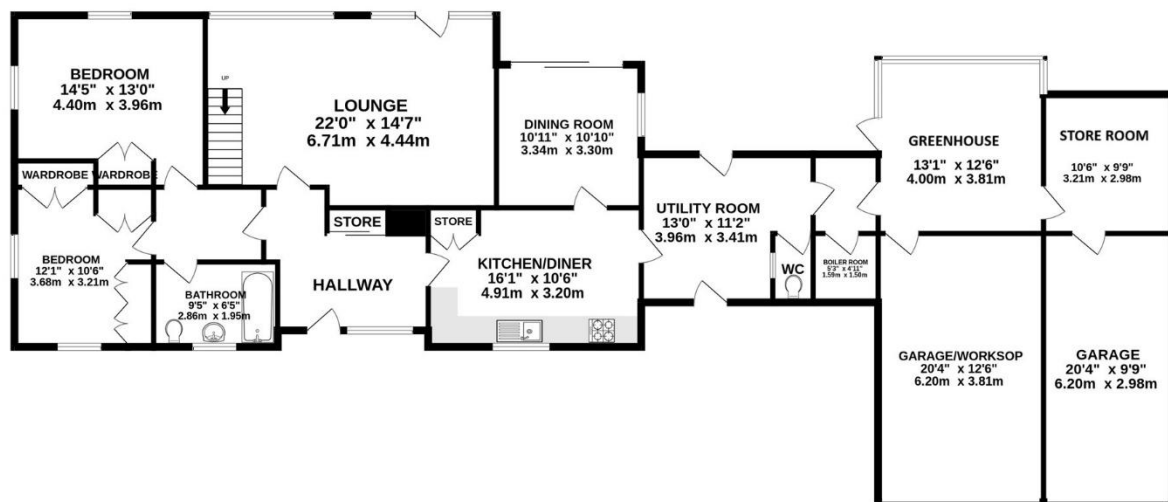




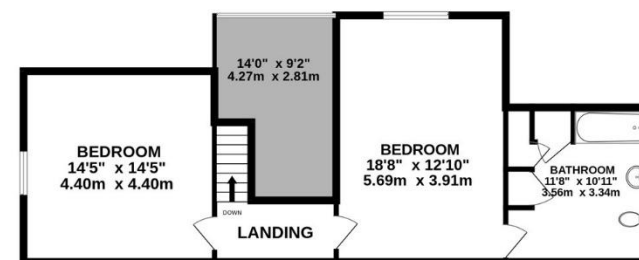




GROUND FLOOR
2048 sq.ft. (190.2 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2682 sq.ft. (249.2 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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