



Laurel House
87 Main Road | Underwood | Nottingham | Nottinghamshire | NG16 5GP

FINE & COUNTRY

- Detached 5 Bedroom Character Home
- Originally Dating Back to 1903
- Enjoying a Wealth of Original Character Features
- Approximately 2423sq.ft In All
- Breakfast Kitchen, Dining Room & Formal Lounge
- Utility & Ground Floor WC
- 5 Double Bedrooms & 2 Bathrooms
- Detached Garage with Store
- Beautifully Presented Gardens to All Sides





STEP INSIDE

Laurel House

An individual and immaculately maintained detached character home situated within in the north-west Nottinghamshire village of Underwood, approximately 10 miles from Nottingham City Centre. Laurel House comes to the market offering prospective purchasers the rare opportunity to acquire a beautifully presented Edwardian era home which stands within enviable grounds extending to circa 0.8 acres in all. Originally constructed in 1903 and coming to the market for the first time in over 35 years, this delightful home offers well-proportioned accommodation arranged over 3 floors which extends to approximately 2100sq.ft in all. A number of recent additions and upgrades throughout the home combine effortlessly with the wealth of original features that this home enjoys – a property which can be enjoyed immediately upon taking occupation.

THE ACCOMMODATION

Upon entering the home you are greeted by a spacious entrance hall, this room gives an immediate indication of the period touches found within the home with its stained glass door and ornate wooden staircase. The majority of the principal ground floor accommodation leads off this hall which, in brief, comprises of; a formal dining room with its feature gas fire and French doors leading on to the terrace, sitting room with log burning fire box and duel aspects over both front and rear gardens, the breakfast kitchen which enjoys a host of integrated appliances, separate utility room and a WC. To the first floor, the principal suite enjoys a spacious bedroom, dressing area and en-suite shower room. Two further double bedrooms and a family bathroom can found on this floor. Converted approximately 18 years ago, the second floor provides the home with two further double bedrooms which are ideal for older and more independent children. In addition, the property benefits from two cellar rooms which are accessed externally to the side of the home.













STEP OUTSIDE

Laurel House

GARDENS & GROUNDS

The circa 0.8 acre gardens which Laurel House enjoys are truly remarkable and have been exceptionally cared for to create a real 'gardeners haven'. The property is set far back from the road and is accessed via a shared private drive. Upon entering the grounds you are greeted by a substantial tarmac laid driveway which is capable of accommodating a number of vehicles. The detached garage provides additional covered parking space, as well as a workshop to its rear. The remainder of the beautifully established gardens comprise of substantial lawns, stocked borders, specimen trees, a pond, vegetable plot, summer house, chicken coop, wood store and a host of options for where you can sit and enjoy the excellent privacy which comes with this home.

LOCATION

The village of Underwood is located approximately 10 miles north-west of Nottingham City Centre and is a predominantly residential area surrounded by charming countryside. The village, along with other surrounding areas such as Selston and Annesley, benefits from a number of small local amenities that service the wider area such as public houses, shops and post offices. A number of notable and well-regarded schools can be found within easy reach which cover all age groups. Of particular note, Nottingham High School provides a direct bus service to the village. Underwood is also within striking distance of several transport networks, notably the M1 Motorway J27 (approx. 1.6 miles), A38 (approx. 5 miles) and A610 (approx. 3.5 miles).

DISTANCES

Nottingham City Centre 10 miles
Mansfield 7 miles
Kings Mill Hospital 8 miles
Queens Medical Centre 11 miles
M1 Motorway Junction 27 1.5 miles
A610 3.5 miles
A38 5 miles

TENURE

Freehold.

SERVICES

Mains electricity, gas, and water are understood to be connected. Drainage is provided via septic tank. In addition, there is an electric car charging point installed at the property.

VIEWINGS

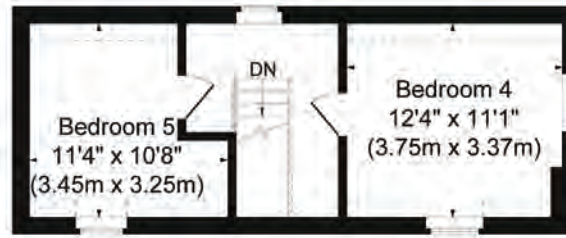
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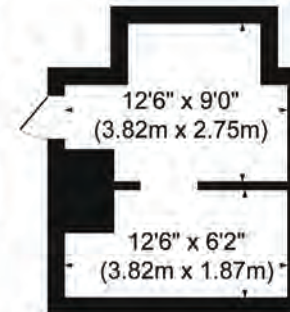




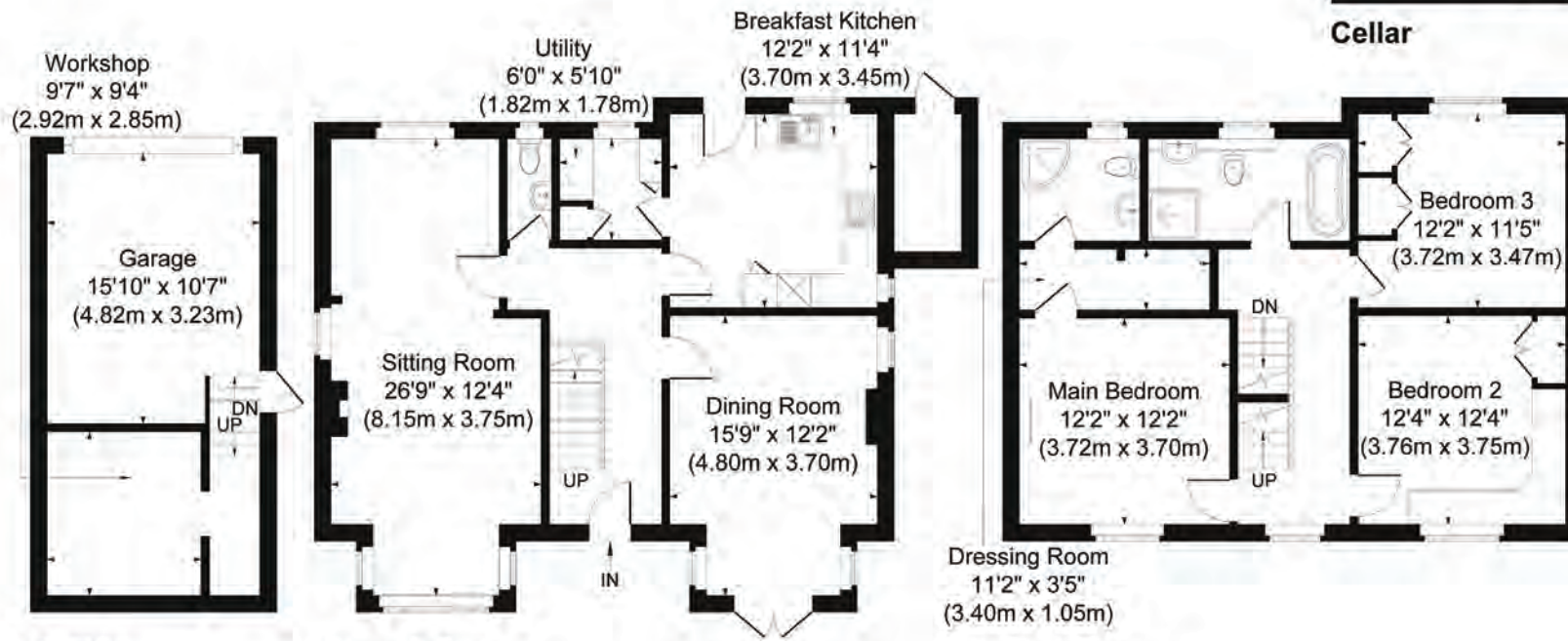
87 Main Road, Underwood
Approximate Gross Internal Area
Main House = 195 sq.m/2100 sq.ft
Garage = 30 sq.m/323 sq.ft
Total = 225 sq.m/2423 sq.ft



Second Floor



Cellar

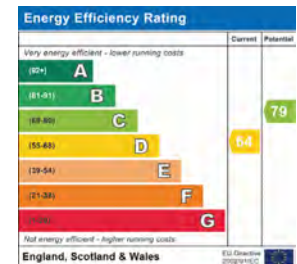


Garage

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

