



9 Main Street,  
Gunthorpe, NG14 7EY

TJ  
THOMAS  
JAMES

# 9 Main Street, Gunthorpe, NG14 7EY

This well presented four bedroom family home is located in the heart of the beautiful riverside village of Gunthorpe. The property offers spacious accommodation over two floors including a hallway, recently modernised kitchen, large open plan living dining room, WC and office/snug to the ground floor, with the first floor landing giving access to four double bedrooms (master with ensuite shower room) and family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property boasts a block paved driveway to the front of the property and an integral single garage providing off road parking, and a private enclosed rear garden with a spacious brick built summer house.

Situated in the heart of the Nottinghamshire village of Gunthorpe, the property just a short walk from the river front and the popular riverside pubs and eateries, a primary school and an active church. The property is within easy reach of facilities in nearby Lowdham and of main road routes giving access to Nottingham, Leicester and Newark.

Viewing is recommended.

Asking Price £420,000



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## Directions

Main Street, Gunthorpe is located directly off the A6097 or from Trentside.

## GROUND FLOOR ACCOMMODATION

### UPVC Entrance Door

With porch light and decorative glass panel, giving access to:-

### Entrance Hallway

Laminate flooring, radiator, ceiling light point, stairs rising to the first floor, doors giving access to the living room, study/snug, WC and the:-

### Kitchen

Recently re-fitted with a range of 'Shaker' style base, wall and drawer units in navy and cream with cabinet underlighting, wood effect work tops, tiling to the splash backs, electric oven, induction hob with extractor fan over, plumbing for both a washing machine and a dishwasher, space for a fridge freezer, stainless steel sink and drainer unit with mixer tap.

Laminate flooring, spot lighting, radiator, UPVC windows to the front and side elevations, UPVC glass panel door opening to the side of the property, archway giving access to the:-

### Dining Room

Laminate flooring, ceiling light point, radiator with decorative cover, UPVC patio doors opening to the garden, archway giving open access to the:-

### Living Room

A large, spacious room with a feature electric fire place with white surround, laminate flooring.

Central ceiling light point and wall lights, radiation, television aerial connection point, UPVC patio doors opening to the rear garden.

### Ground Floor WC

Fitted with a low level WC and a wash hand basin, half height tiling to the walls, tiling to the floor, ceiling light point and extractor fan.

### Office/Snug

UPVC double glazed window to the front elevation, ceiling light point, radiator, wood steps rising to a mezzanine floor, pedestrian door giving access to the integral garage.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Spot lighting, loft access hatch (with drop down ladder giving access to the partially boarded and fully insulated loft space above), airing cupboard housing the water tank, doors giving access to the four bedrooms and family bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation, two fitted wardrobes, ceiling light point, radiator, laminate flooring, door giving access to:-

### En-suite Shower Room

A spacious shower room fitted with a double corner shower enclosure with a mains fed shower, low level flush WC and 'his and hers' square wash hand basins set into a vanity unit with storage cupboards below.

Tiling to the splashbacks, tiling to the floor, extractor fan, spot lighting, opaque UPVC double glazing window to the side elevation.





### **Bedroom Two**

UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, radiator, fitted wardrobes.

### **Bedroom Three**

UPVC double glazed window overlooking the rear garden, laminate flooring, fitted wardrobe, ceiling light point, radiator.

### **Bedroom Four**

UPVC double glazed window to the front elevation, ceiling light point, radiator, laminate flooring, open wardrobe and desk space.



### **Family Bathroom**

Fitted with a four piece suite incorporating a corner bath with hand held shower attachment and mixer tap, pedestal wash hand basin, low level flush WC and bidet.

Spot lighting, tiled flooring, half height tiling to the walls, radiator, opaque UPVC double glazed window to the side elevation.

### **OUTSIDE**

To the front of the property the block paved double driveway provides off road parking for three cars and gives access to the garage and front door.

There is an attractive half height brick wall and hedge to the boundary complete with a pedestrian timber gate along with vehicular access.

A pathway leads around the side of the property with a timber gate giving access to the rear garden.



The west facing rear garden is privately enclosed with timber screen fencing, and includes a patio seating area with a shaped lawn beyond. There are well established shrub beds and mature trees, an outside tap and external lighting. The garden houses an attractive brick built, fully insulated, summer house with power and lighting connected and electric wall mounted heaters.

### **Integral Single Garage**

Double metal doors, power and lighting, pedestrian door giving access to the study/snug, wall mounted Potterton boiler.

### **Council Tax Band**

Council Tax Band E. Newark and Sherwood District Council.

Amount Payable 2022/2023 £2732.00.

### **Referral Arrangement Note**

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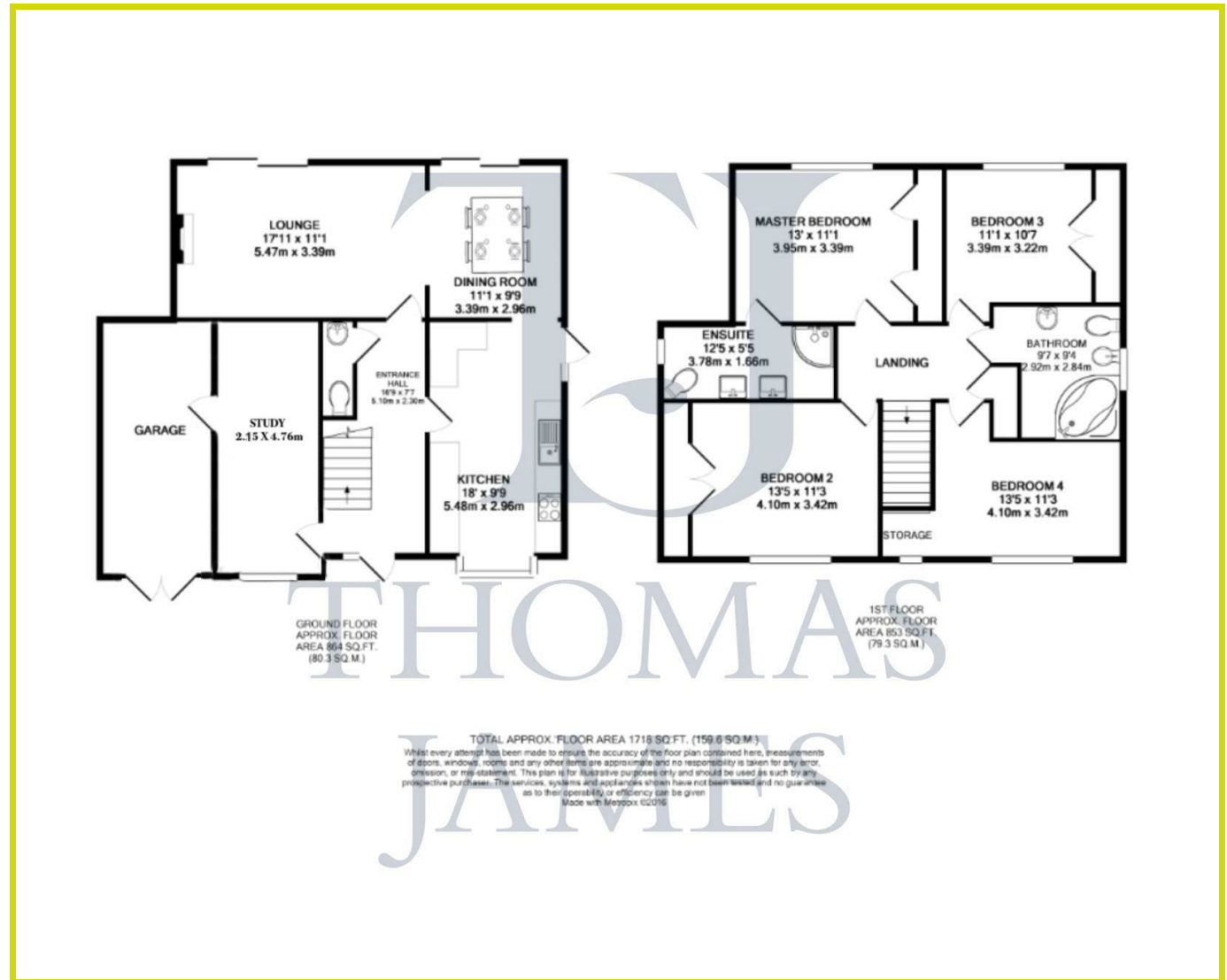


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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