

# HoldenCopley

PREPARE TO BE MOVED

Owthorpe Grove, Sherwood, Nottinghamshire NG5 2LX

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£250,000



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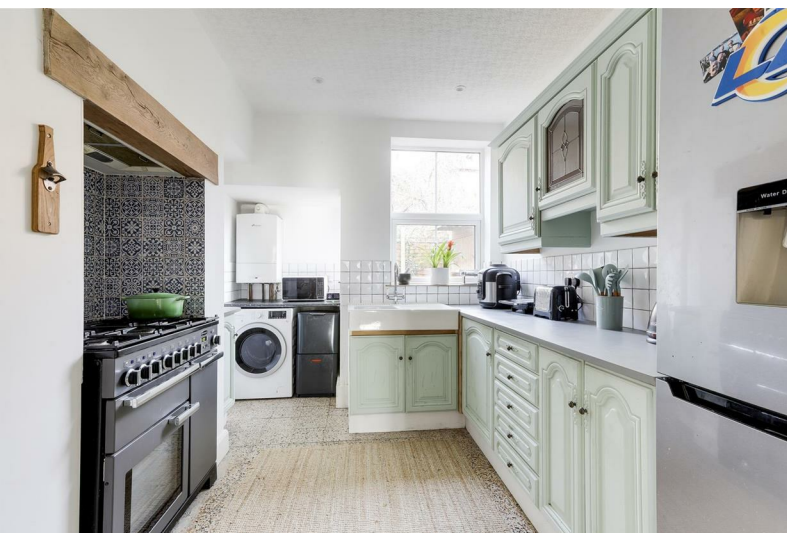




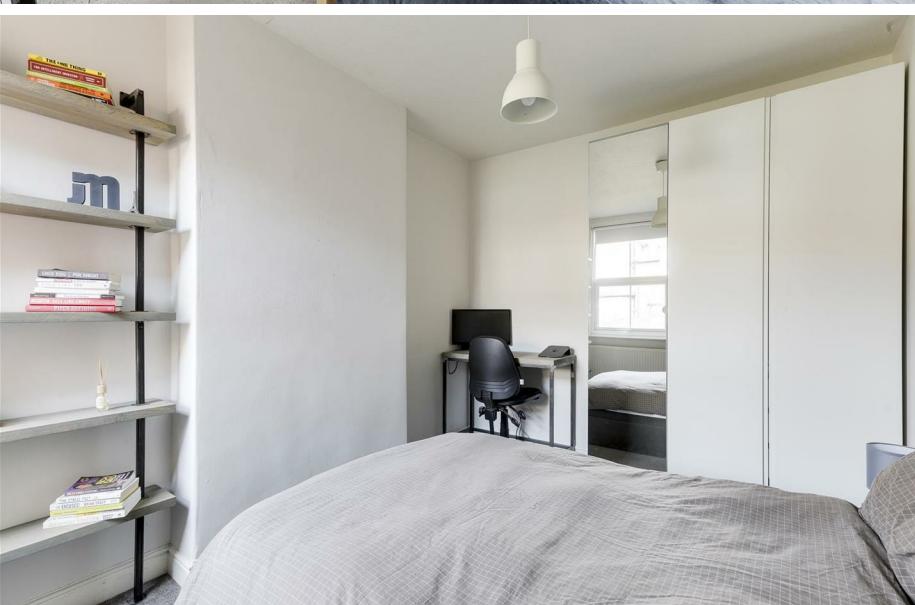
## WELL-PRESENTED THROUGHOUT...

This charming two-bedroom semi-detached home is beautifully presented throughout, boasting an array of period features that add character and warmth, including elegant coving, wood flooring, and more. Ready to move straight into, this delightful property is situated in a highly sought-after location, just a stone's throw from the vibrant Sherwood High Street, where you'll find an excellent selection of shops, eateries, and convenient transport links to the City Centre, Universities, and City Hospitals. The ground floor welcomes you with an entrance hall leading to a spacious dining room, which flows seamlessly into the living area, creating an open and airy space perfect for entertaining. A well-appointed fitted kitchen provides access to the useful cellar, ideal for additional storage. Upstairs, two generously sized double bedrooms are complemented by a four-piece bathroom suite. Outside, the private rear garden has been designed for easy maintenance, featuring a versatile summer house/shed, making it a perfect retreat to relax and unwind.

## MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Cellar
- Four-Piece Bathroom Suite
- UPVC Double-Glazing Throughout
- Low Maintenance Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'6" x 2'10" (3.22 x 0.88)

The entrance hall features wooden flooring, a radiator, wall-mounted coat hooks, carpeted stairs, ceiling coving, and a single wooden door with glass inserts, leading into the accommodation, along with a stained-glass panel overhead.

Living Room

13'3" x 10'10" (4.04 x 3.32)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation with a window seat, wooden flooring, coving to the ceiling, a TV point, a recessed chimney breast alcove with a wooden beam, a radiator, and open plan to the dining room.

Dining Room

11'10" x 11'5" (3.62 x 3.48)

The dining room has painted wooden flooring, a feature fireplace with a decorative surround and tiled hearth, coving to the ceiling, a radiator, and double French doors opening out to the rear garden.

Kitchen

12'10" x 8'9" (3.93 x 2.68)

The kitchen has a range of fitted base and wall units with laminate worktops, a double Belfast style sink with a swan neck mixer tap, space for a range cooker with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted Worcester boiler, tiled flooring, tiled splashback, access to the cellar, recessed spotlights, and UPVC double-glazed windows to the side and rear elevation.

BASEMENT LEVEL

Cellar

11'0" x 3'1" (3.36 x 0.95)

Cellar

11'0" x 4'0" (3.36 x 1.22)

Cellar

11'6" x 2'11" (3.51 x 0.90)

FIRST FLOOR

Landing

11'10" x 4'10" (3.62 x 1.49)

The landing has carpeted flooring, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

14'3" x 10'10" (4.36 x 3.31)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

11'10" x 8'11" (3.63 x 2.73)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

9'10" x 8'9" (3.02 x 2.69)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a shower enclosure with an overhead twin-rainfall shower, laminate flooring, partially tiled walls, a radiator, wall-mounted chrome towel rails, an in-built cupboard, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a stone-brick boundary wall, on-street parking, and side access to the garden.

Rear

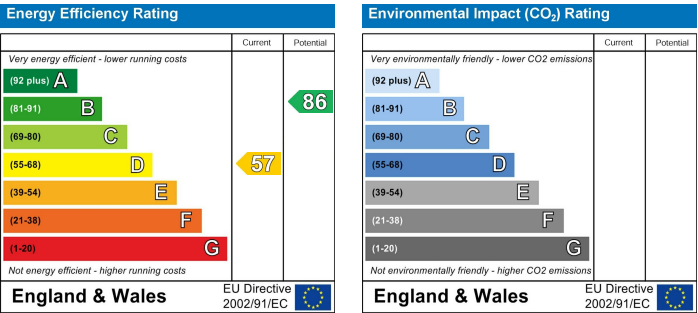
To the rear of the property is a private enclosed low maintenance garden with courtesy lighting, an outdoor tap, an artificial lawn, a timber-built shed, and fence panelling.

ADDITIONAL INFORMATION

- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

- Broadband – Fibre
- Broadband Speed - \*\*Mbps
- Phone Signal – 3G / 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Non-Standard Construction –
- Any Legal Restrictions –
- Other Material Issues –





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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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