

HoldenCopley

PREPARE TO BE MOVED

Main Street, Papplewick, Nottinghamshire NG15 8FD

Guide Price £250,000

Main Street, Papplewick, Nottinghamshire NG15 8FD



GUIDE PRICE £250,000 - £270,000

NO UPWARD CHAIN!

Nestled on Main Street in the charming Papplewick village, this Grade II listed terraced cottage exudes a timeless and inviting ambiance, meticulously finished to the highest standards. The home strikes a perfect balance between character and comfort, boasting original features such as exposed ceiling beams, solid oak doors, and exposed brick that contribute to its abundant charm. The interior is exceptionally well-presented and adorned, creating a warm and welcoming atmosphere. The accommodation includes a contemporary fitted dining kitchen, two reception rooms and a tastefully appointed three-piece bathroom suite. Ascending to the first floor reveals two double bedrooms, each equipped with in-built storage to optimise space. The outdoor space at the rear unfolds into a generous-sized garden, complete with a delightful patio area, a lush lawn, and an enchanting summer house. This cottage epitomises a harmonious blend of historical allure and modern comfort, making it a truly delightful residence.

MUST BE VIEWED





- Grade II Listed Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Original Features Throughout
- Ground Floor Bathroom Suite
- Generous-Sized Garden
- Summer House
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Living Room

12'1" x 10'10" (3.70m x 3.31m)

The living room has single-glazed windows with secondary-glazing to the front and rear elevation, exposed beams on the ceiling, flagstone tiled flooring, panelled feature walls, a TV point, fitted base cupboards in the alcoves, a recessed chimney breast alcove with exposed brick, space for a log-burning stove, and a single wooden door providing access into the accommodation.

Hall

The hall has carpeted flooring.

Playroom

8'6" x 8'1" (2.61m x 2.47m)

This room has single-glazed windows with secondary-glazing to the front elevation, a radiator, carpeted flooring, exposed beams on the ceiling, and panelled walls.

Kitchen

10'6" x 8'2" (3.22m x 2.50m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a ceramic sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge, tiled splashback, tiled flooring, a self-adhesive blackboard wall, an exposed beam on the ceiling, a single-glazed window to the rear elevation, and a single wooden door providing access to the rear garden.

Rear Hall

The hall has flagstone tiled flooring, and an in-built under-stair cupboard

Bathroom

12'7" x 5'2" (3.85m x 1.59m)

The "L" shaped bathroom has a low level dual flush W/C, a wall-mounted wash basin, a tiled bath with an overhead shower fixture, tiled and flagstone tiled flooring, waterproof and tiled splashback, an extractor fan, and a single-glazed window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

12'0" x 9'3" (3.67m x 2.83m)

The first bedroom has a single-glazed window with secondary-glazing to the front elevation, carpeted flooring, an original open fireplace, two in-built wardrobes, a TV point, feature panelled walls, a radiator, a picture all, and an in-built cupboard.

Bedroom Two

12'5" x 7'10" (3.80m x 2.39m)

The second bedroom has a single-glazed window with secondary glazing to the front elevation, carpeted flooring, feature panelled walls, fitted storage cupboards, and a radiator.

OUTSIDE

To the rear of the property is a private enclosed garden with a patio area, a range of plants and shrubs, a lawn, rockery, log-store, a summer house, and a combination of both fence panelling and brick-built boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

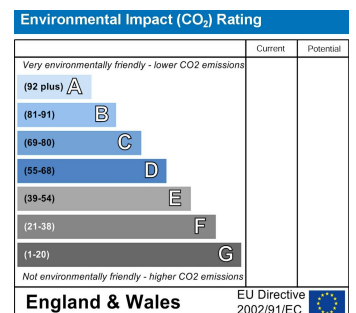
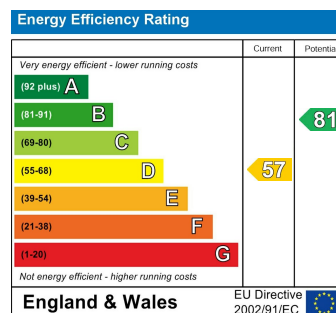
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

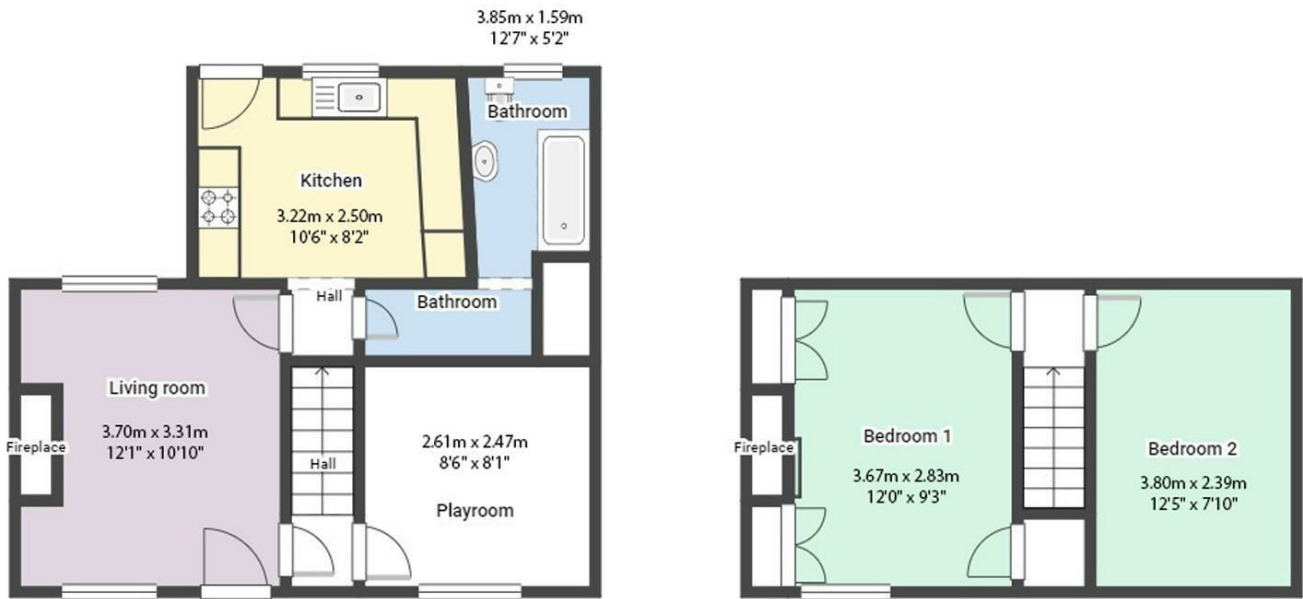
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Main Street, Papplewick, Nottinghamshire NG15 8FD

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.