

HoldenCopley

PREPARE TO BE MOVED

Old Melton Road, Widmerpool, Nottinghamshire NG12 5QH

Guide Price £280,000

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BEAUTIFUL SEMI-DETACHED COTTAGE...
GUIDE PRICE - £280,000-£300,000

Nestled in a rural location, this two-bedroom semi-detached cottage exudes charm and warmth. The ground floor opens with a welcoming entrance hall that leads to a cosy living room, complete with an adjacent snug benefiting from a log-burning stove, ideal for spending winter evenings by the fire. The fitted kitchen boasts ample storage, seamlessly blending functionality with style. Ascending to the first floor, you'll find two bedrooms, each offering a peaceful retreat. The three-piece bathroom suite provides a serene space for unwinding. Additionally, a loft space is accessible for extra storage needs. The exterior of the property is equally impressive. To the front, a convenient driveway ensures ample parking. The rear garden is a true private oasis, featuring multiple patio areas for alfresco dining, a variety of plants, a charming pergola and a pond that enhances the serene atmosphere. This idyllic garden is perfect for relaxation, outdoor entertaining, and enjoying the natural beauty of the surroundings. This cottage perfectly combines comfort, style, and tranquility.

MUST BE VIEWED





- Semi-Detached Cottage
- Two Bedrooms
- Two Reception Rooms With Feature Fireplaces
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway For Multiple Cars
- Original Features Throughout
- Private Rear Garden Backs Onto Woodland Walk
- Rural Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance has tiled flooring, carpeted stairs, a radiator, a Velux window, panelled walls with a dado rail and a single door providing access into the accommodation.

Living Room

16'10" x 11'0" (5.15m x 3.37m)

The living room has a hardwood double-glazed window to the front elevation, and a hardwood single-glazed window to the side elevation, carpeted flooring, two radiators, a built-in cupboard, a recessed chimney breast alcove with a brick surround and brick hearth, coving and wall-mounted light fixtures.

Snug

10'3" x 9'9" (3.13m x 2.98m)

The snug has a decorative surround with a log burner and a tiled hearth, carpeted flooring, panelled walls with a dado rail and a wall-mounted light fixture.

Kitchen Diner

15'6" x 11'8" (4.74m x 3.56m)

The kitchen and dining area has fitted base units with worktops, a double stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for an under-counter fridge and freezer, space for a cooker, tiled flooring, a radiator, panelled walls with a dado rail, access into a large cupboard which houses the oil-fired boiler, hardwood double-glazed windows to the side and rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, a hardwood double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

13'0" x 9'9" (3.98m x 2.99m)

The main bedroom has a Velux window, vinyl flooring, a built-in wardrobe, a radiator and coving.

Bedroom Two

11'0" x 9'10" (3.37m x 3.02m)

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

Bathroom

7'11" x 6'7" (2.43m x 2.03m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, a radiator and a hardwood single-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway with gated access.

Rear

To the rear of the property is a garden with a fence panelled boundary, patio areas, various plants, a pergola and a pond.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Boiler - Oil Fired Boiler (not currently operational)

Septic Tank – Yes - Shared septic tank

Broadband – Openreach

Broadband Speed - Superfast - 35 Mbps (Highest available download speed) 6 Mbps (Highest available upload speed)

Phone Signal – Most 3G & 4G available

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues – Historically minor damp has been recorded, however the property has undergone a previous damp proof course.

Legally, the rear fence needs to be cattle proof.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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:

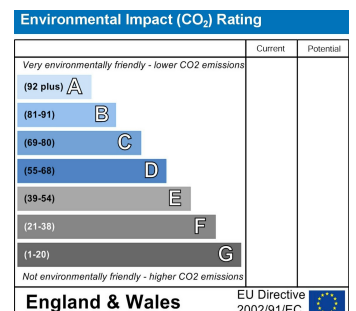
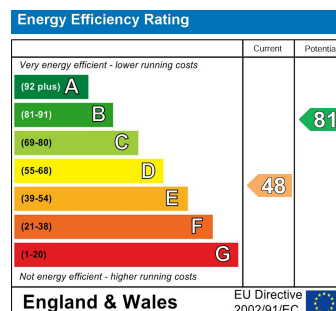
Property Tenure is Freehold

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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.

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Details are available upon request.



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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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