

# Emma Terry Homes

*moving made personal*



## Fergus Lea Foxwood Lane

Woodborough, Nottingham, NG14 6ED

Asking price £795,000



# Fergus Lea, Foxwood Lane, Woodborough, Nottingham NG14 6ED

\* No Chain \*

This property offers a once-in-a-lifetime opportunity to own your forever home, with its incredible views and one-acre plot (approx.).

This four bedroom detached bungalow with triple garage is set on a truly beautiful plot with an orchard of apple and damson trees. The property has a huge amount of potential and scope for the appropriate buyer.

The property overlooks farmland and a paddock creating that real feeling of open space.

Viewing is highly recommended.

Woodborough is set in undulating Nottinghamshire countryside some eight miles to the north east of Nottingham, offering a useful range of amenities and highly regarded primary schooling.

In turn, the surrounding regional centres of Mansfield, Southwell, Newark on Trent and Grantham (A1) are readily accessible, as is the M1 and Nottingham East Midlands Airport.



Entrance door leads through to:

## LARGE HALLWAY

Central heating radiator, loft access to very spacious loft with lighting and part boarded. Doors through to:

## LIVING ROOM

12'0" x 17'6" (3.66m x 5.34m )

Double doors to the garden, central heating radiator and log burning stove.

## KITCHEN/DINING ROOM

14'5" x 12'7" (4.41m x 3.85m)

Fitted with base units, sink and drainer, two windows to the side and rear aspects, space for single cooker, space for American style fridge freezer, central heating radiator and tiled splashback.

## BEDROOM ONE

12'0" x 13'7" (3.66m x 4.16m)

Window to the front elevation and central heating radiator.

## BEDROOM TWO

11'11" x 10'10" (3.65m x 3.32m)

Window to the front elevation and central heating radiator.

## BEDROOM THREE

11'11" x 10'10" (3.65m x 3.31m )

Double glazed window to the side elevation and central heating radiator.

## BEDROOM FOUR

11'11" x 8'10" (3.65m x 2.71m)

Double glazed window to the side elevation and central heating radiator.

## BATHROOM

Double glazed window to the rear elevation, low level flush W.C, hand wash basin, shower cubicle, freestanding bath with middle tap and hand held shower head. Cupboard housing central heating combination boiler.

## OUTSIDE

The property is beautifully positioned on grounds set back from the road, through gated access to the drive leading to the detached bungalow. There is parking for numerous vehicles, which then leads to the triple garage. There is also a large lawned area which is fully enclosed, with mature plants and trees.

The property is set within extensive grounds of approx. 1 acre. The gardens are fully established and relatively low maintenance being flat and mainly lawned. The gardens have a spectacular view overlooking a paddock and farmland.

## GARAGE/WORKSHOP

18'1" x 27'3" (5.53m x 8.32m )

Two up and over doors, power, lighting and water supply. The current owners have informed us that the walls are constructed of cavity brickwork meaning it could easily be converted.









## Road Map



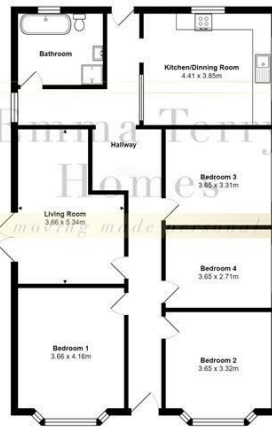
## Hybrid Map



## Terrain Map



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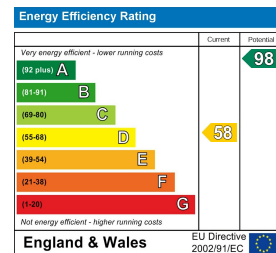


All measurements are approximate and for display purposes only

## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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