

Emma Terry Homes

moving made personal



September Cottage Davids Lane

Gunthorpe, Nottingham, NG14 7EW

Guide price £425,000 - £435,000



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** £425,000 - £435,000 **

Welcome to this charming cottage located on Davids Lane in the picturesque village of Gunthorpe. This delightful property boasts not only a prime location, but also a wealth of character and charm that is sure to captivate your heart.

Upon entering, you are greeted by a beautiful open plan living space that seamlessly combines modern comfort with traditional features. The exposed beams add a touch of rustic elegance, while the wood-burning stove creates a cosy atmosphere perfect for relaxing evenings.

With four generously sized bedrooms and three inviting reception rooms, there is ample space for all your needs.

The property's exposed brickwork and quarry tiles further enhance its character, making it a truly unique and inviting space to call home. Whether you are looking to host gatherings with friends or simply enjoy a quiet night in, this house offers the perfect setting for any occasion.

Gunthorpe is an established Trent-side village. Amenities include a primary school, restaurants and public houses and further facilities can be found in the adjacent village of Lowdham including local shops, a railway station and doctors' surgery. Gunthorpe is also within the catchment area for Toot Hill Secondary School in the nearby market town of Bingham. The village is ideally placed for commuting to the cities of Nottingham and Leicester via the A52 and A46, and other major cities by train from the next village.



Entrance door leads through to

KITCHEN/DINING AREA

15'10" x 12'0" (4.84m x 3.67m)

Beautiful open plan living space.... fitted with a range of wall and base units, central island with sink and mixer tap, central heating radiator, space for american style fridge freezer, space and plumbing for dishwasher, Rangemaster gas and electric stove and hood over, integrated microwave, tiled floor, exposed beam to the ceiling and inset downlighters.

UTILITY ROOM

Wall and base units, space and plumbing for washing machine and tumble dryer, and wall mounted gas central heating boiler.

SITTING ROOM/DINING ROOM

10'9" x 10'3" (3.29m x 3.13)

Pitched ceiling with exposed timbers, exposed floorboards, central heating radiator and French doors leading out into the garden.

HOME OFFICE

10'3" x 9'3" (3.14m x 2.82m)

Beamed ceiling, part exposed brick wall, central heating radiator, double glazed window overlooking the garden.

BATHROOM

Freestanding bath with mixer tap, hand wash basin, central heating radiator and double glazed window with garden view.

DOWNSTAIRS W.C

Low level flush W.C, double glazed window and hand wash basin.

Tel: 0115 966 57 41

LOUNGE

12'2" x 12'10" (3.73m x 3.92m)

Brick chimney with wood burning stove, exposed beams, central heating radiator, double glazed window overlooking the garden, door to the garden and study area/additional storage space.

STAIRS AND LANDING

Stairs rising to the first floor and double glazed window.

BEDROOM ONE

12'9" x 13'0" min (3.9m x 3.98 min)

Central heating radiator, built in storage cupboards, window overlooking the garden and door through to ensuite.

EN-SUITE

Double shower cubicle, low level flush W.C, hand wash basin, tiled walls, extractor, chrome heated towel rail, tiled walls and window overlooking the garden.

BEDROOM TWO

14'5" x 9'1" (4.41 x 2.77)

Built in storage cupboard, central heating radiator and window with front elevation.

BEDROOM THREE

12'1" x 6'2" (3.69m x 1.89m)

Central heating radiator and window overlooking the garden.

BEDROOM FOUR

5'11" x 10'7" (1.81 x 3.23)

Central heating radiator and window with front elevation.

W.C

Low level W.C and hand basin.

OUTSIDE

To the front of the property there is a gravelled driveway for off-street parking which leads through to a gate with an enclosed courtyard off the kitchen area.

The main garden is mainly laid to lawn, with established trees and shrubs which is fully enclosed by brick walls and timber fencing.









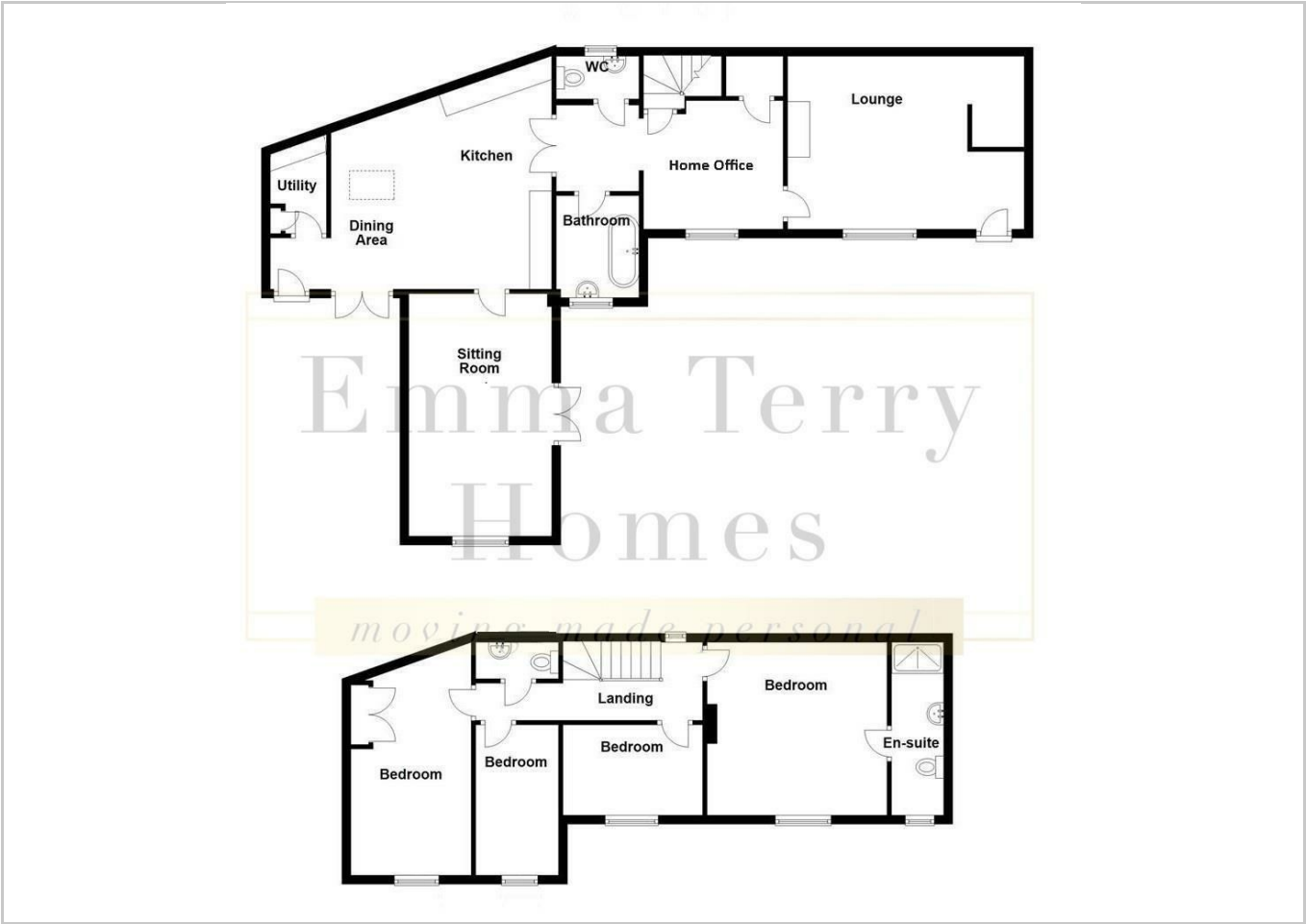
Road Map



Hybrid Map



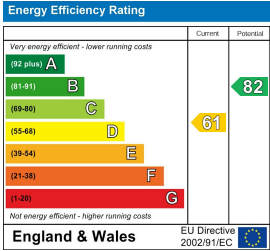
Terrain Map



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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