

Emma Terry Homes

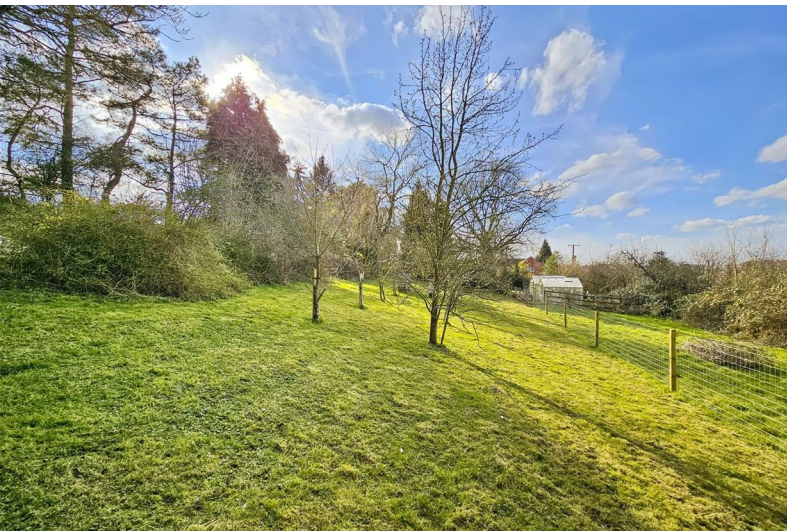
moving made personal



Hungerhill Cottage Lingwood Lane

Woodborough, Nottingham, NG14 6DY

Offers over £495,000



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On Lingwood Lane in the picturesque village of Woodborough, Nottingham, this delightful home offers a perfect blend of character and modern living.

Upon entering, you are greeted by three inviting reception rooms, each brimming with unique character and warmth. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a vibrant playroom for the children. The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly connects to the beautiful garden, creating an ideal environment for entertaining family and friends.

The property features four generously sized bedrooms, providing ample accommodation for a growing family or guests.

Set on a substantial plot, this home is complemented by charming outbuildings, offering potential for a variety of uses, whether as a workshop, studio, or additional storage. The expansive outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the tranquil surroundings.

With its rich character and spacious layout, this home on Lingwood Lane is a rare find in the desirable Woodborough area. It presents an excellent opportunity for those seeking a family home with traditional charm. Do not miss the chance to make this enchanting property your own.



ENTRANCE HALL

Entrance door to property, doors through to utility room, snug and dining room and stairs to first floor.

UTILITY ROOM

UPVC double glazed obscure window to front, low level flush WC, hand wash basin, storage cupboard and space for washing machine.

SNUG

11'3" x 10'1" (3.44 x 3.08)

UPVC double glazed window to rear, an electric heater, fitted storage units and a real wood fire,

DINING ROOM

9'9" x 16'7" (2.99 x 5.07)

UPVC double glazed French doors to rear and an electric heater.

LIVING ROOM

13'0" x 13'6" (3.98 x 4.14)

UPVC double glazed window to front, fire and electric heater.

KITCHEN

13'0" x 14'9" (3.98 x 4.50)

A variety of wall and base units, Belfast sink with mixer tap, space for range cooker, gas hob, built-in oven and microwave, integrated fridge and dishwasher, UPVC double glazed window to rear and door to rear.

LANDING

A central heating radiator, stained glass window to front, stained glass window to bedroom 4 and doors through to master bedroom, bedroom 2, 3, 4 and bathroom.

MASTER BEDROOM

13'0" x 11'11" (3.98 x 3.64)

A central heating radiator, UPVC double glazed window to rear, fitted wardrobes and door through to ensuite.

ENSUITE

Enclosed toilet system, double walk-in electric shower with both handheld and waterfall showerheads, wall hung hand wash basin, heated towel rail and UPVC double glazed obscure window to side.

BEDROOM 2

13'0" x 10'6" (3.98 x 3.21)

Built-in storage cupboard, an electric heater and UPVC double glazed window to front.

BEDROOM 3

11'7" x 10'8" (3.54 x 3.27)

Built-in storage cupboard, and electric heater, feature fireplace and UPVC double glazed window to rear.

BEDROOM 4

7'8" x 10'8" (2.36 x 3.27)

Built-in storage cupboard, an electric heater, stained glass window to landing and UPVC double glazed window to rear.

BATHROOM

Bath with hot and cold tap, over-bath electric shower, enclosed toilet system, wash hand basin with hot and cold tap, electric heater and UPVC double glazed obscure window to front.

WORKSHOP

8'0" x 10'10" (2.44 x 3.31)

GARDEN STORAGE

8'0" x 9'1" (2.44 x 2.79)

GARDEN ROOM

8'2" x 17'8" (2.51 x 5.39)

Barbecue hut with electrics (lights and heater).

FRONT

Lawn area with shrubs, trees, flowers and bushes and enclosed by hedges.

Driveway providing off street parking and steps down to entrance door.

Gated access to path leading to entrance door and gated access to rear.

REAR

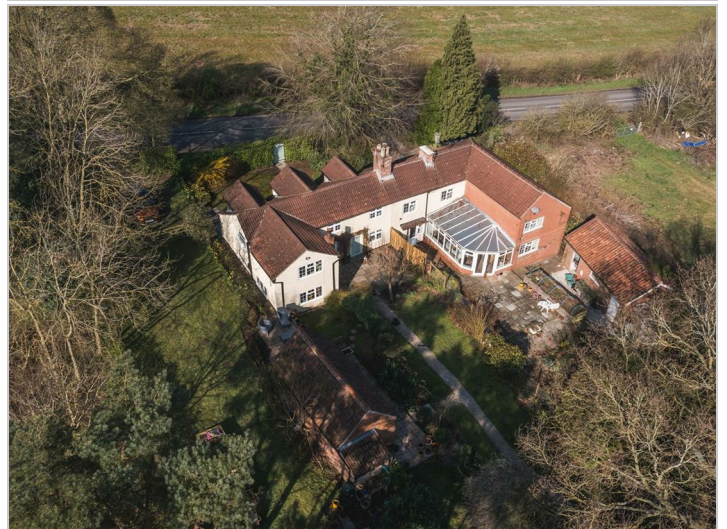
Includes a variety of patio areas and huge lawn with an array of bushes, flowers, trees and shrubs and a pond.

Rear garden also holds workshop, garden storage and garden room.









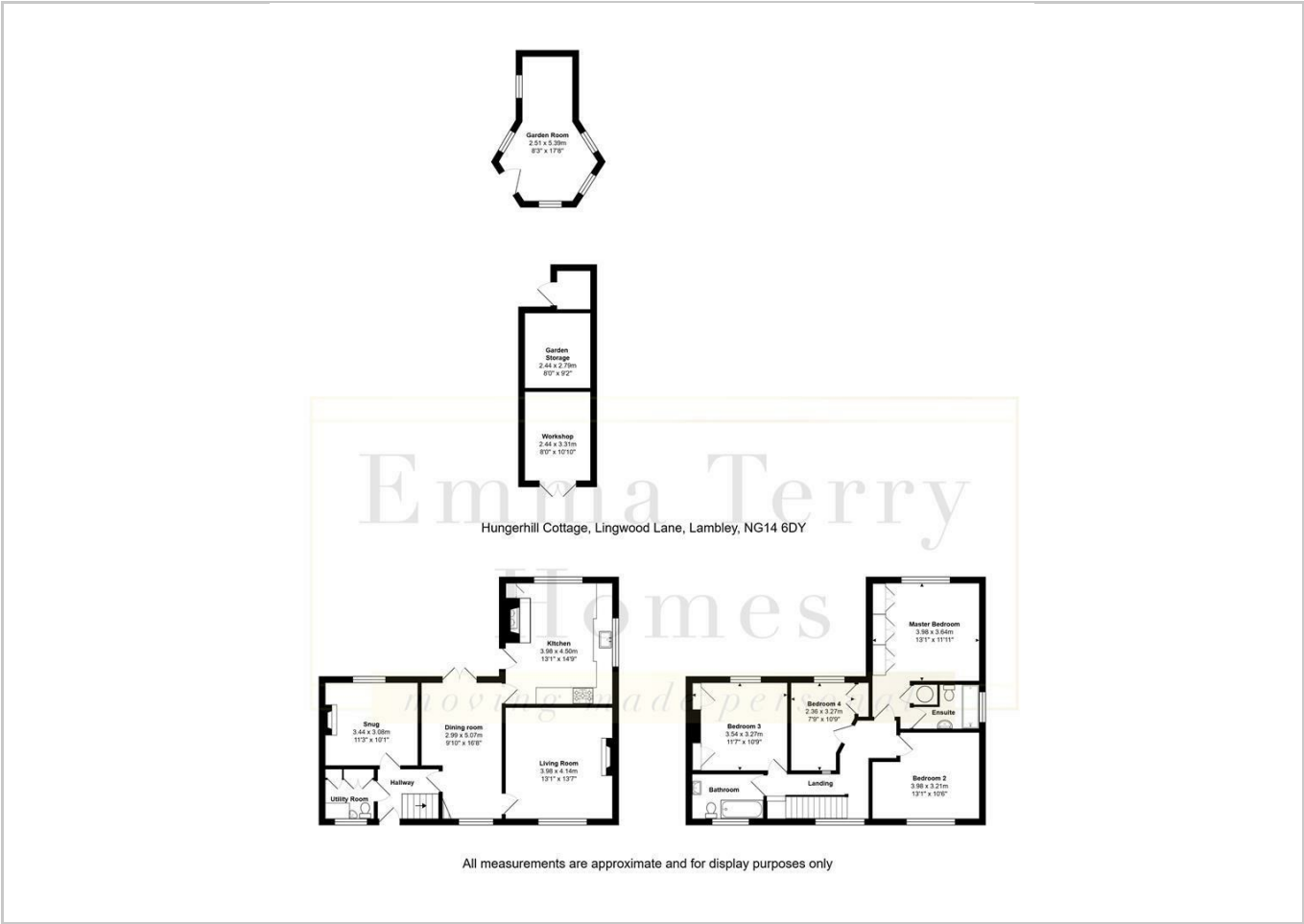
Road Map



Hybrid Map



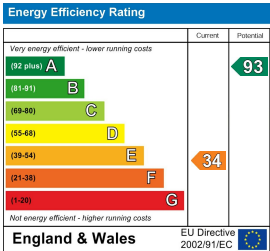
Terrain Map



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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