

# Emma Terry Homes

*moving made personal*



17 Thorpe Lea

Gunthorpe, Nottingham, NG14 7FG

Asking price £325,000





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This lovely three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious open-plan kitchen diner, separate lounge, utility room/WC and study.

One of the standout features of this home is its larger-than-average garden plot. This expansive outdoor space offers a wonderful retreat for relaxation, gardening, or children's play, making it an ideal setting for those who appreciate the beauty of nature and outdoor living.

The three well-proportioned bedrooms provide ample space for rest and personalisation, catering to the needs of a growing family or those seeking a comfortable home office.

Situated in the picturesque village of Gunthorpe, residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. 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 doctor's 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.

In summary, this home in Thorpe Lea is a perfect blend of modern living and outdoor enjoyment, making it a must-see for anyone looking to settle in this lovely part of Nottingham.



## PORCH

Entrance door to property, built-in storage cupboard, a central heating radiator, a UPVC double glazed window to front and a UPVC double glazed window to side.

## LOUNGE

18'4" x 11'4" (5.60m x 3.46m)

Two central heating radiators, a feature fireplace, a UPVC double glazed window through to porch and a UPVC double glazed window to side.

## KITCHEN/DINER

19'6" x 15'10" (5.96m x 4.85m)

A variety of wall and base units, a feature island with storage, 1 1/2 bowl sink with mixer tap and drainer,

built-in oven and gas hob, integrated dishwasher, space for American style fridge/freezer, built-in storage cupboard, underfloor heating, two Velux windows, a UPVC double glazed window to rear, door to side, French doors to rear, doors through to WC/Utility and study and stairs to first floor.

## WC/UTILITY

6'9" x 4'6" (2.06m x 1.39m)

Low level flush WC, wash hand basin in vanity unit with mixer tap, storage units and worktop space, space and plumbing for washin machine and a UPVC double glazed obscure window to side.

## STUDY

UPVC double glazed window to side.

## LANDING

UPVC double glazed window to side and doors through to bedroom 1, 2, 3 and bathroom.

## BEDROOM 1

9'5" x 10'5" (2.89m x 3.19m)

A central heating radiator, fitted wardrobe and UPVC double glazed window to front.

## BEDROOM 2

10'7" x 10'0" (3.25m x 3.07m)

A central heating radiator, built-in storage cupboard and a UPVC double glazed window to rear.

## BEDROOM 3

11'10" x 7'5" (3.62m x 2.28m)

A central heating radiator and a UPVC double glazed window to front.

## BATHROOM

Enclosed toilet system WC, wash hand basin with

mixer tap, bath with mixer tap and electric shower over, a central heating radiator, built-in storage cupboard and a UPVC double glazed obscure window to rear.

## FRONT

Pebbled front garden, driveway, access to garage and gated access to rear.

## REAR

Raised stone paved area outside the property with steps down to lawn area with a variety of mature trees, shrubs and bushes and gated access to front.



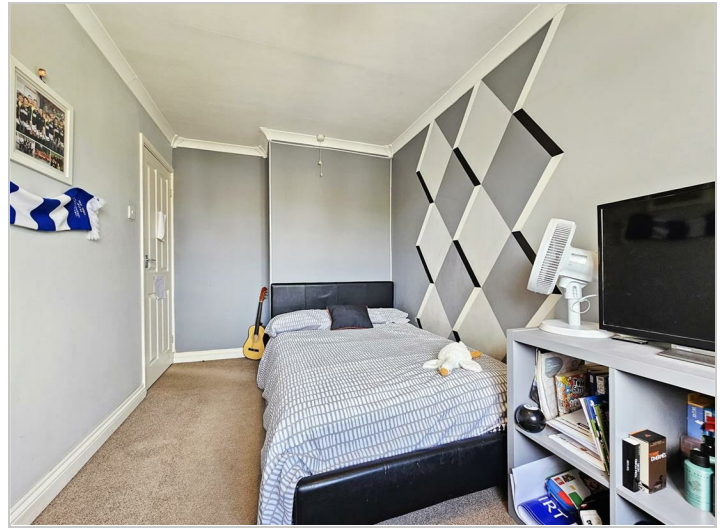














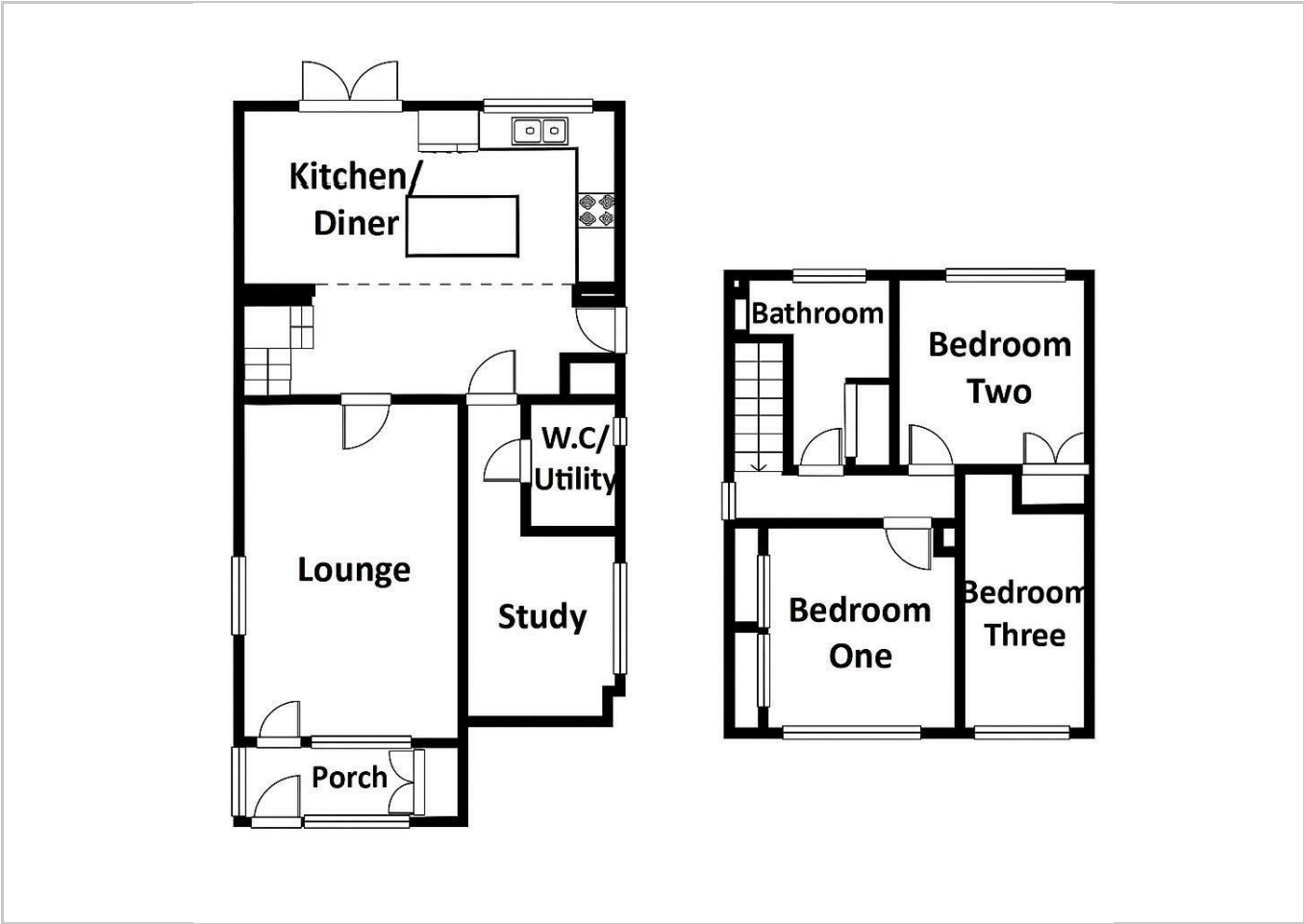
Road Map



Hybrid Map



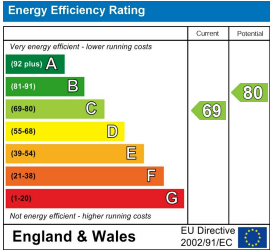
Terrain Map



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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