

# Emma Terry Homes

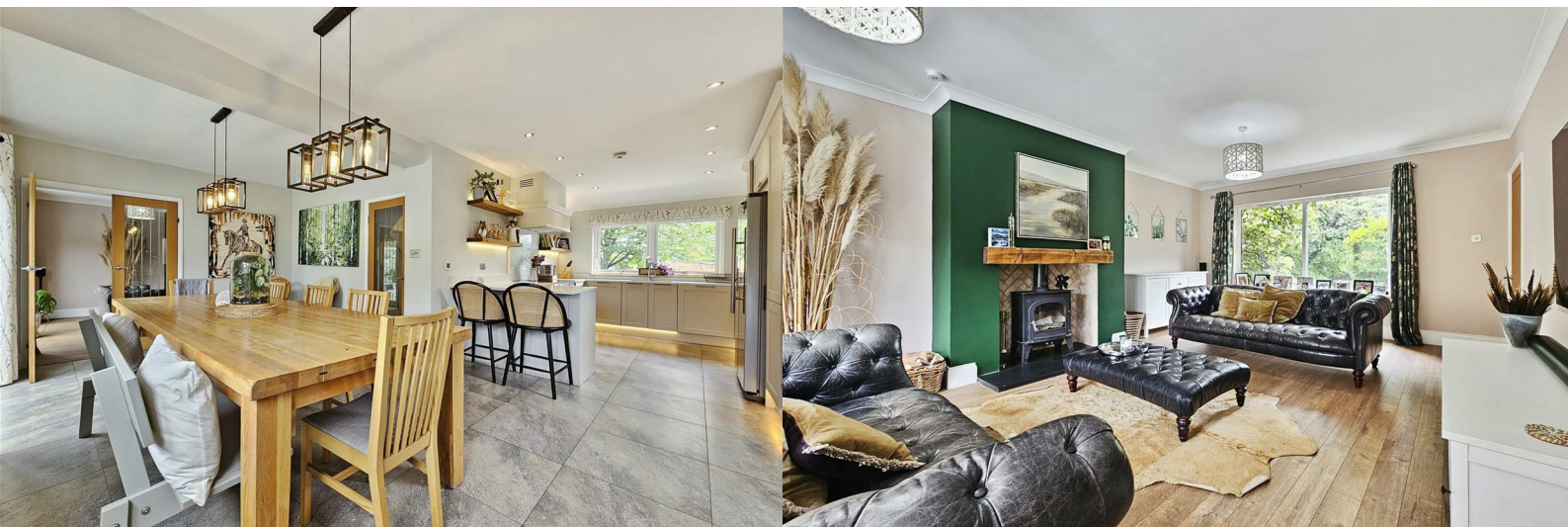
*moving made personal*



Holly Dene, 15 Main Street

Gunthorpe, Nottingham, NG14 7EY

Offers over £500,000





# Holly Dene, 15 Main Street, Gunthorpe, Nottingham NG14 7EY

Superbly located in the popular village of Gunthorpe, this detached family home is stylishly appointed throughout and has been significantly upgraded by the current owners to provide spacious and well-balanced accommodation.

The property stands on a mature plot with generous driveway parking and a detached double garage. To the rear, the west-facing garden has been landscaped and features a shaped lawn and a good-sized patio area—ideal for outdoor dining and relaxation.

Inside, the layout has been thoughtfully reconfigured to create a striking open-plan living kitchen at the rear of the property. This space includes a newly installed kitchen, French doors opening onto the garden, and oak double doors leading through to the lounge. The lounge itself benefits from a log/coal-burning stove, offering a warm and inviting focal point.

Upstairs, there are four double bedrooms, including a principal bedroom with a stylish en-suite bathroom. A contemporary main family bathroom serves the remaining rooms.

Gunthorpe is a sought-after village known for its scenic riverside setting, making it an excellent location for walks along the River Trent. The area has seen recent investment, including the refurbishment of several popular riverside restaurants and pubs, offering a variety of options for dining and socialising just a short walk from the property.

For families, the village is served by a well-regarded local primary school, while secondary education is provided by Toot Hill School in nearby Bingham—with an excellent reputation.



## ENTRANCE HALL

Entrance door to property, a central heating radiator, doors through to WC, lounge and kitchen/diner and stairs to first floor.

## WC

A low level flush WC, wash hand basin and UPVC double glazed obscure window to front.

## LOUNGE

21'9" x 14'0" (6.65 x 4.27)

A central heating radiator, multi-fuel stove, UPVC double glazed window to front, double doors through to kitchen and French doors with sidelights to rear.

## KITCHEN/DINER

24'8" x 20'6" (7.54 x 6.25)

Variety of base units, 1 1/2 bowl sink with Quooker boiling water tap and drainer, integrated dishwasher, washing machine and tumble dryer, space for

American style fridge/freezer, range cooker and wine cooler, under-floor heating, UPVC double glazed window to front, UPVC double glazed window to rear, French doors to rear and door to side.

## LANDING

Doors through to master bedroom, bedroom 2, 3, 4 and bathroom.

## MASTER BEDROOM

14'0" x 10'7" (4.27 x 3.25)

A central heating radiator, UPVC double glazed window to front and door through to ensuite.

## ENSUITE

Low level flush WC, double basin vanity unit, P shaped Whirlpool bath with central mixer tap and shower over, heated towel rail and UPVC double glazed obscure window to front.



#### BEDROOM 2

14'0" x 9'10" (4.27 x 3.00)

A central heating radiator, fitted wardrobes, vanity desk, centre island which is moveable to ensure it can still be used as bedroom and UPVC double glazed window to rear.

#### BEDROOM 3

12'4" x 11'1" (3.78 x 3.40)

A central heating radiator and UPVC double glazed window to rear.

#### BEDROOM 4

11'1" x 9'1" (3.40 x 2.79)

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

#### BATHROOM

Low level flush WC, wash hand basin with mixer tap in vanity unit, bath with mixer tap and hand-held showerhead, shower cubicle with waterfall and hand-held showerhead, heated towel rail and UPVC double glazed obscure window to rear.

#### FRONT

Hedge enclosed lawn area and gated driveway providing off-street parking and gated access to rear both sides of property.

#### REAR

Variety of shrubs, trees and bushes, paved patio and decking providing various seating areas, lawn and pebbled area, access to garage and gated access to front.

















Road Map



Hybrid Map

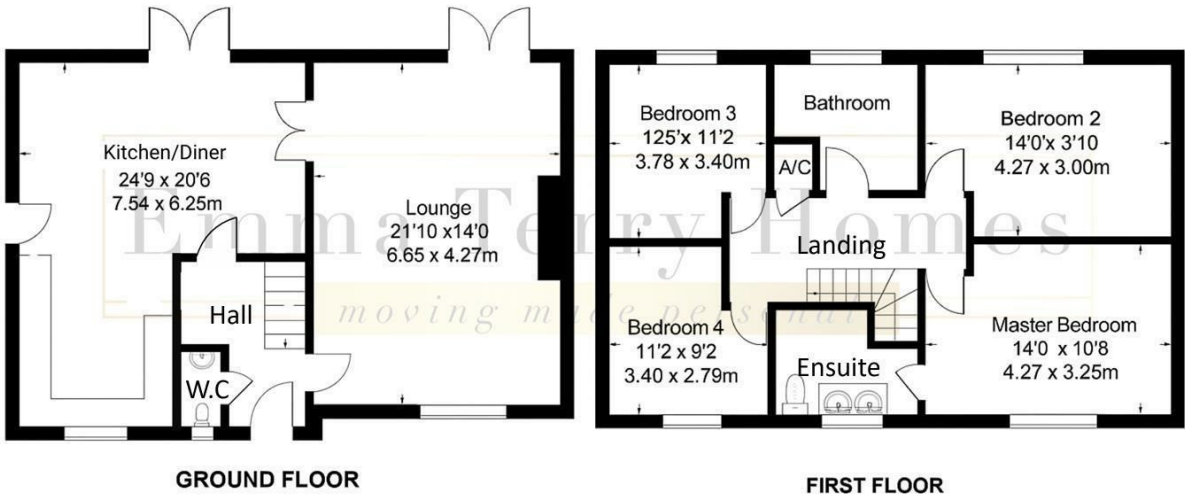


Terrain Map



**15 Main Street**

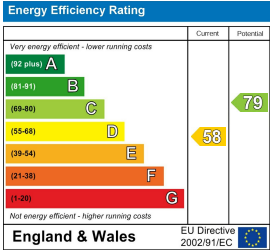
Approximate Gross Internal Area  
1588 sq ft - 148 sq m



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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