

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Gunthorpe, Nottinghamshire NG14 7EU

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**Guide Price £650,000 - £700,000**

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BURSTING WITH CHARACTER..

Nestled in the heart of the charming Trent-side village of Gunthorpe, this house is a testament to timeless elegance and spacious living. Boasting a wealth of period features, including intricately detailed picture rails, ornate ceiling coving, exquisite feature fireplaces, and elegant sash windows, this home exudes character at every turn. Gunthorpe provides a wealth of local amenities, from picturesque water-side pubs to essential conveniences and enticing eateries, making it a hub of local activity. Commuting is a breeze with excellent public transport links to Nottingham and Newark, while easy access to the A52, A1, and M1 ensures smooth journeys further afield. The ground floor of this splendid home welcomes you with an inviting entrance hall leading to two bay-fronted reception rooms, where natural light dances through the sash windows, creating a warm and welcoming ambiance. The contemporary fitted kitchen, complete with a separate pantry, is a chef's dream, while a utility room, boot room, W/C, office, and a charming conservatory offer versatile spaces for work and leisure. Ascending to the first floor, you'll discover five generous double bedrooms, serviced by a modern four-piece bathroom suite and an additional three-piece bathroom suite, ensuring comfort and convenience for all residents. Outdoor living is equally impressive, with lawned gardens enveloping the property to the front, side, and rear. A low-maintenance garden adds a touch of elegance, and the ample off-road parking on the driveway with a tandem two-storey garage ensure that parking and storage are never a concern. This home is not just a property; it's a character-filled haven in a coveted village location, where the best of village life meets modern comfort and style.

MUST BE VIEWED





- Five Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen With Separate Pantry & Utility
- Conservatory
- Two Modern Bathroom Suites
- Well-Maintained Gardens
- Driveway With Two-Storey Detached Garage
- Village Location
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'9" x 8'1" (3.90 x 2.48)

The entrance hall has multi-coloured natural slate tiled flooring, carpeted stairs with decorative wooden spindles, an in-built under stair cupboard, a radiator, a dado rail, coving to the ceiling and double doors providing access into the accommodation

### Living Room

16'9" x 13'6" (5.11 x 4.13)

The living room has a double-glazed sash bay window to the front elevation, a further double-glazed sash window to the side elevation, wood-effect flooring, a curved radiator, coving to the ceiling, a picture rail, a TV point and a feature fireplace with a decorative surround

### Dining Room

16'11" x 13'6" (5.18 x 4.12)

The dining room has a double-glazed sash bay window to the front elevation, a further double-glazed sash window to the side elevation, tiled flooring, a curved radiator, coving to the ceiling, a picture rail, a TV point and a recessed chimney breast alcove with a feature fireplace and a tiled hearth

### Kitchen / Diner

26'0" x 15'1" (7.93 x 4.62)

The kitchen has a range of fitted shaker-style base and wall units, a feature breakfast bar island with a wooden worktop, a double Belfast style sink with a swan neck mixer tap, an integrated dishwasher, space for a range cooker, space for an American-style fridge freezer, space for a dining table, a radiator, multi-coloured natural slate tiled flooring, recessed spotlights, two double-glazed sash windows to the side elevation and double doors opening out to the garden

### Boot Room

12'10" x 8'4" (3.93 x 2.55)

The boot room has tiled flooring, a radiator, recessed spotlights and a single-glazed window to the rear elevation

### Office

11'10" x 10'6" (3.63 x 3.21)

The office has a double-glazed sash window and a single-glazed sash window to either side elevations, tiled flooring and a radiator

### Conservatory

12'9" x 11'5" (3.89 x 3.49)

The conservatory has tiled flooring, a wall-mounted electric heater, an in-built cupboard, an exposed brick feature wall, a half-vaulted UPVC double-glazed ceiling, a range of full height UPVC double-glazed windows to the side elevation and a UPVC bi-folding door opening out to the garden

### W/C

7'5" x 2'9" (2.27 x 0.85)

This space has a low level flush W/C, a wash basin, a radiator, partially tiled walls, multi-coloured natural slate tiled flooring and a UPVC double-glazed window to the side elevation

### Utility Room

8'9" x 7'5" (2.67 x 2.28)

The utility room has fitted shaker-style base units with a wooden worktop, a Belfast style sink with a movable swan neck mixer tap, space and plumbing for a washing machine, space for a separate tumble-dryer, multi-coloured natural slate tiled flooring, a radiator and a UPVC double-glazed window to the side elevation

### Pantry

The pantry has multi-coloured natural slate tiled flooring, a wall-mounted Worcester combi-boiler and a UPVC double-glazed window to the rear elevation

## FIRST FLOOR

### Landing

The landing has a double-glazed sash window to the front elevation, carpeted flooring, a dado rail, a radiator and provides access to the first floor accommodation

### Master Bedroom

16'9" x 13'1" (5.13 x 4.01)

The main bedroom has a double-glazed sash bay window to the front elevation, a further double-glazed sash window to the side elevation, carpeted flooring, two radiators and an original open fireplace with a tiled hearth

### Bedroom Two

16'9" x 13'6" (5.11 x 4.13)

The second bedroom has a double-glazed sash bay window to the front elevation, a further double-glazed sash window to the side elevation, carpeted flooring, two radiators and a picture rail

### Bedroom Three

19'10" x 12'3" (6.06 x 3.74)

The third bedroom has wood-effect flooring, a double-glazed window to the side elevation, four Velux windows, recessed spotlights, exposed beams on the ceiling and a radiator

### Bedroom Four

15'1" x 10'7" (4.60 x 3.24)

The fourth bedroom has two double-glazed sash windows to the side elevation, carpeted flooring, two radiators and an original open fireplace

### Bedroom Five

11'2" x 10'0" (3.41 x 3.07)

The fifth bedroom has a double-glazed sash window to the side elevation, carpeted flooring, a radiator and an original open fireplace

### Bathroom

11'0" x 7'5" (3.37 x 2.27)

The bathroom has a low level flush W/C, a sunken wash basin with fitted storage cupboards underneath, an electrical shaving point, an oval-shaped bath with central taps, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, wood-effect flooring, panelled walls, a chrome extractor fan, a column radiator with a chrome towel rail and a UPVC double-glazed window to the side elevation

### Bathroom Two

8'7" x 7'5" (2.63 x 2.28)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

## OUTSIDE

Outside there are multiple enclosed gardens to the front, side and the rear of the property which included multiple lawned areas, a range of plants and shrubs, hedged borders, a patio area, a wooden pergola, courtesy lighting and fence panelling. To the other side of the property, there is an enclosed low maintenance garden with block-paved patio, an outdoor tap, courtesy lighting, access into the garage and gated access. To the front of the property there is a driveway providing off-road parking for multiple cars and access into the tandem garage

### Garage

27'7" x 15'1" (8.42 x 4.60)

The garage has lighting, a single door to the driveway, an up and over door opening out onto the front driveway and a pull-down ladder providing access to the first floor of the garage, which is great for storage.

## DISCLAIMER

Council Tax Band Rating - Newark & Sherwood - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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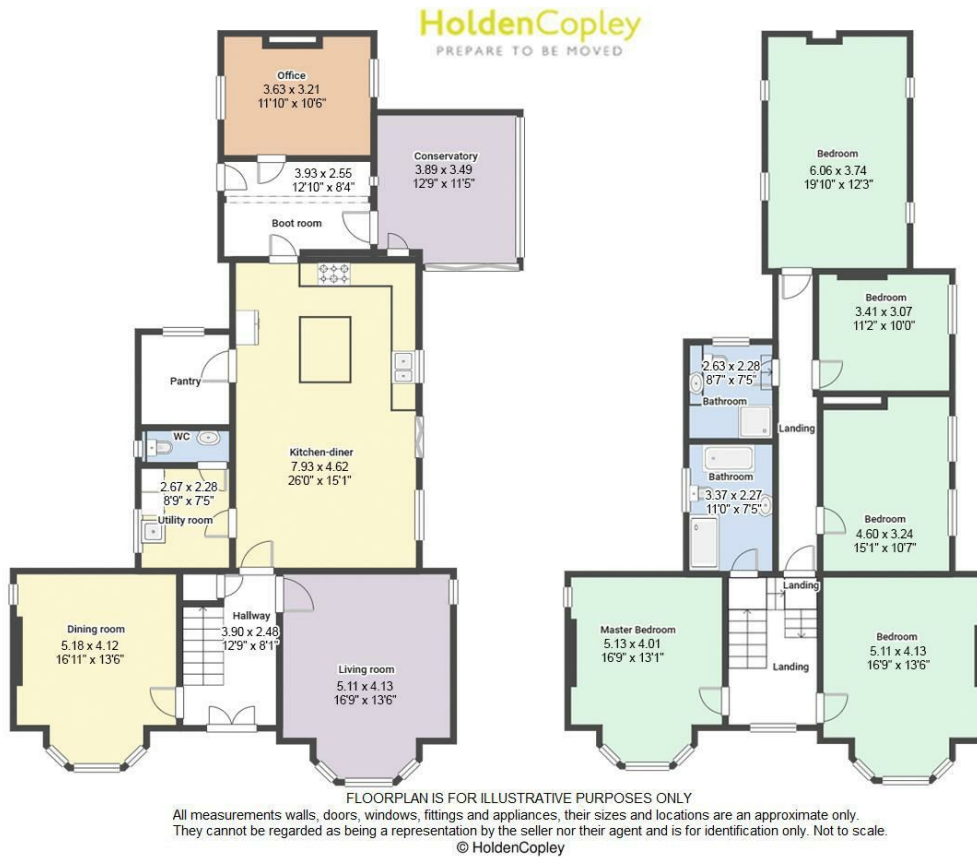
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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