

HoldenCopley

PREPARE TO BE MOVED

Davids Lane, Gunthorpe, Nottinghamshire NG14 7EW

Guide Price £550,000

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GUIDE PRICE: £550,000 - £600,000

BEAUTIFULLY PRESENTED WITH NO UPWARD CHAIN...

This renovated three-bedroom detached cottage, located in the desirable village of Gunthorpe, offers a perfect blend of character and modern living. Set in a tranquil location, it is within walking distance to local schools and amenities. The property boasts a wealth of original features, including exposed beams, vaulted ceilings, and brickwork, all complemented by contemporary finishes throughout. Upon entering, the spacious entrance hall leads to a sitting room and living room, both benefiting from a double-sided log-burner and an exposed brick chimney breast that connects to the kitchen. The well-equipped kitchen is a standout feature, with shaker-style fitted units, quartz worktops, a central breakfast bar island, and high-end integrated appliances. The vaulted ceiling with exposed beams enhances the space, while the open-plan dining area provides a seamless flow for family meals and gatherings. Upstairs, the three spacious bedrooms, each with unique features, offer a peaceful sanctuary. The luxurious bathroom includes a freestanding slipper bath, a corner shower enclosure with an overhead rainfall shower, and a vanity unit wash basin with fitted storage. The second floor also features a well-appointed study with fitted storage and a Velux window, ideal for those working from home. Outside, the wrap-around garden features sandstone patios, composite decking, and a sheltered seating area with a polycarbonate roof—perfect for outdoor relaxation. Additionally, a gated driveway provides ample off-road parking and access to a versatile garden room/gym and a separate outbuilding. Gunthorpe is a charming village offering a peaceful, rural setting with excellent transport links to nearby towns and cities. Known for its picturesque surroundings, friendly community, and scenic river views, it combines countryside living with modern amenities.

MUST BE VIEWED





- Renovated Detached Cottage
- Three Double Bedrooms & Study Area
- Two Reception Rooms
- Stylish Kitchen With Integrated Appliances
- Two Bathroom Suites
- Google NEST Smart Heating & New Column Radiators Throughout
- Landscaped Private Gardens With Sheltered Seating Area & Composite Decking
- Versatile Garden Room / Gym & Outbuilding
- Gated Driveway For Two Cars
- Sought-After Location





GROUND FLOOR

Entrance Hall

9'10" x 9'10" (3.00 x 3.00)

The entrance hall features Amtico flooring, exposed ceiling beams, a brick feature wall, recessed spotlights, a column radiator, multiple wood-framed double-glazed windows, and a single wooden door leading into the accommodation.

Inner Hall

6'8" x 2'5" (2.05 x 0.75)

The inner hall includes Amtico flooring, a wall-mounted NEST thermostat, carpeted stairs, exposed ceiling beams, a single recessed spotlight, and access to the utility room on the lower level.

Sitting Room

12'7" x 11'5" (3.84 x 3.50)

The sitting room features a wood-framed double-glazed bow window, Amtico flooring, a built-in double-door cupboard, a recessed chimney breast alcove, a TV point, an exposed ceiling beam, a radiator, wall light fixtures, and a single door leading to the garden.

Shower Room

6'8" x 5'8" (2.05 x 1.74)

This space includes a low-level dual flush WC, a wash basin with integrated storage below, a corner shower enclosure fitted with a Mira electric dual shower, a heated towel rail, tiled flooring, partially tiled walls, exposed ceiling beams, an extractor fan, wall light fixtures, and a wood-framed double-glazed window.

Living Room

12'11" x 12'6" (3.96 x 3.83)

The living room features a wood-framed double-glazed bow window with bespoke fitted shutters, exposed ceiling beams, Amtico flooring, a TV point, fitted cupboards, recessed spotlights, an exposed brick chimney breast with a double-sided log-burner, and a column radiator.

Kitchen

16'4" x 12'11" (4.99 x 3.95)

The kitchen boasts a range of fitted shaker-style base and wall units with quartz worktops and a central breakfast bar island, an undermount sink and a half with a swan neck mixer tap and drainer, an integrated oven and microwave, an induction hob with a downward extractor fan, an integrated fridge freezer, a wine cooler, and Amtico flooring. It also features a vertical radiator, a vaulted ceiling with exposed beams, wood-framed double-glazed windows, open-plan access to the dining area, and double doors leading outside.

Dining Area

12'6" x 10'4" (3.82 x 3.15)

The dining area features Amtico flooring, two column radiators, exposed ceiling beams, a wood-framed double-glazed window, an exposed brick chimney breast with a double-sided log-burner, and recessed spotlights.

LOWER LEVEL

Utility Room

8'8" x 6'9" (2.66 x 2.06)

The utility room includes fitted base units with a wrap-around worktop, an undermount sink with a brass swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, tiled splashback, exposed ceiling beams, and a wood-framed double-glazed window.

FIRST FLOOR

Landing

12'11" x 5'0" (3.96 x 1.54)

The landing features carpeted flooring, a wood-framed double-glazed window, a column radiator, wall light fixtures, exposed ceiling beams, recessed spotlights, and provides access to the first-floor accommodation.

Master Bedroom

12'6" x 11'8" (3.82 x 3.57)

The main bedroom features a wood-framed double-glazed window, carpeted flooring, a column radiator, exposed ceiling beams, and recessed spotlights.

Bedroom Two

12'11" x 11'10" (3.96 x 3.61)

The second bedroom features a vaulted ceiling with exposed beams, carpeted flooring, a column radiator, a wood-framed double-glazed window, and fitted wardrobes with a dressing table.

Bedroom Three

9'11" x 9'10" (3.04 x 3.01)

The third bedroom features a vaulted ceiling with exposed beams, carpeted flooring, a column radiator, and a wood-framed double-glazed window.

Bathroom

11'9" x 7'1" (3.59 x 2.16)

The bathroom features a low-level dual flush WC, a vanity unit wash basin with fitted storage, a freestanding slipper bath with central taps and a handheld shower head, a corner shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, tiled and panelled walls, exposed ceiling beams, recessed spotlights, a heated towel rail, a fitted double-door cupboard, wall light fixtures, and a wood-framed double-glazed obscure window.

SECOND FLOOR

Study

6'11" x 6'5" (2.11 x 1.96)

The study features carpeted flooring, fitted storage cupboards, recessed spotlights, an exposed ceiling beam, a column radiator, and a Velux window with integral blinds.

OUTSIDE

Outside, the property boasts a wrap-around private garden at the front and sides, featuring sandstone patio areas, composite decking, external lighting, outdoor power sockets, an outdoor tap, multiple lawns, and a variety of decorative plants. The garden also includes a gravelled driveway with double wooden gates, access to the outbuilding and versatile garden room/gym, a well, a sheltered seating area featuring a pergola with a polycarbonate roof, and is enclosed by a combination of fence panelling, brick walls, and hedged tops.

Office / Gym

16'5" x 8'11" (5.02 x 2.73)

This versatile space has heavy duty gym flooring, recessed spotlights, a wall-mounted electric heater, and double French doors opening out to the garden.

Out-Building

16'5" x 7'0" (5.02 x 2.14)

The outbuilding has lighting, power points, and a single door opening out to the garden.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)
- Phone Signal - Good 4G coverage
- Electricity - Mains Supply
- Water - Mains Supply
- Heating - Gas Central Heating - Connected to Mains Supply
- Septic Tank - No
- Sewage - Mains Supply
- Flood Risk - No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction - No
- Any Legal Restrictions - No
- Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band E
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 licence 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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