



**165 Main Street**

Woodborough, NG14 6DD



Book a Viewing

## Guide Price £325,000

No Onward Chain - Development Potential Subject To Planning. Situated in an elevated position off Main Street, Woodborough. This Attached Cottage offers the potential buyer the opportunity to modernise and create a delightful family home in this popular village location. At present the property comprises Entrance Hall, Two Reception Rooms, Breakfast Kitchen, Pantry and Cloakroom downstairs, the First Floor includes Three Bedrooms and Shower Room. Outside, the large plot offers a good sized front garden with driveway leading to the enclosed rear garden with garage and workshop/store. We highly recommend an early viewing.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Gedling Borough Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Woodborough is one of the most sought after of Nottingham's villages, offering excellent commuter access to the City of Nottingham which lies just six miles to the South. The village itself has a range of local amenities including two pubs, tennis club, village hall, post office combined with a convenience store a village primary school and preschool. Newark Northgate train station is approximately 20 minutes away and offers rail access to London, King Cross which is just 1hr 20mins, with the A46, A52 and M1 all within easy reach.







## ACCOMMODATION

### ENTRANCE HALL

6' 0" x 15' 2" (1.83m x 4.62m) Glazed panelled door gives access to entrance hall with staircase off to first floor landing and radiator.

### RECEPTION ROOM

13' 10" x 13' 5" (4.22m x 4.09m) With double glazed window to front elevation, double glazed window to side elevation, open fireplace with brick surround, wall lights and two radiators.

### RECEPTION ROOM

13' 5" x 12' 2" (4.09m x 3.71m) With double glazed window to front elevation, fireplace with brick surround, wall lights and radiator.

### CLOAKROOM/WC

With low level WC, wash hand basin, double glazed window to the side elevation, cupboard housing Worcester central heating boiler and radiator.

### BREAKFAST KITCHEN

13' 0" x 14' 6" (3.96m x 4.42m) With a range of wall and base units, stainless steel single drainer sink unit, spaces for appliances, double glazed door to rear elevation, two double glazed windows to rear elevation and tiled floor.

### PANTRY

6' 3" x 5' 9" (1.91m x 1.75m) Access directly off the kitchen with shelving and double glazed window to rear elevation.

### FIRST FLOOR LANDING

6' 0" x 11' 6" (1.83m x 3.51m) With double glazed window to the front elevation.

### BEDROOM 1

14' 6" x 14' 1" (4.42m x 4.29m) With double glazed window to the front elevation, double cupboard and radiator.

### BEDROOM 2

12' 10" x 12' 4" (3.91m x 3.76m) With double glazed window to the front elevation and radiator.

### BEDROOM 3

11' 0" x 8' 9" (3.35m x 2.67m) With double glazed window to the rear elevation, cupboard with shelving and radiator.

### SHOWER ROOM

6' 9" x 5' 10" (2.06m x 1.78m) Comprising of walk-in shower, low level WC, pedestal wash hand basin and double glazed window to the rear elevation.

### OUTSIDE

To the front of the property there is a garden area which is mainly gravelled with flower/shrub border, Tarmacadam driveway leads to double gates which in turn lead to the rear enclosed garden, external tap, external light and side storage sheds/WC, the rear enclosed garden is completely concreted over, and offers a garage and rear workshop/store.





## GARAGE

10' 11" x 22' 5" (3.33m x 6.83m)

## STORE/WORKSHOP

7' 3" x 22' 8" (2.21m x 6.91m)

## NOTES

The frontage to 165 and 167 is owned by 165 Main Street up to the front door of 167 Main Street with right of way to 167 Main Street front door from Main Street via the path and not the driveway.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridget McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

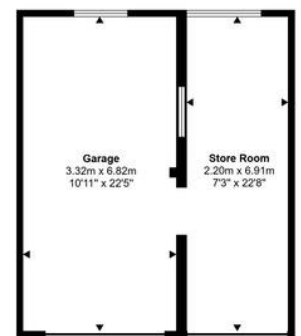
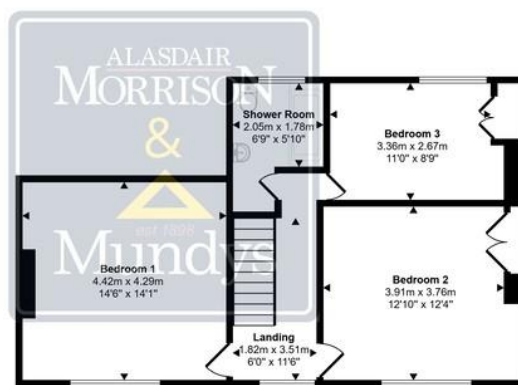
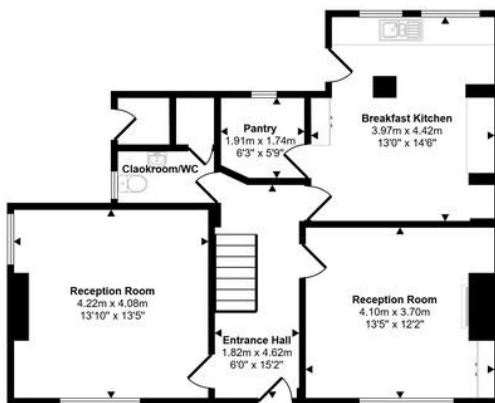
### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Approx Gross Internal Area  
168 sq m / 1809 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate  
Newark  
NG24 1AL

22 King Street  
Southwell  
NG25 0EN

29 Silver Street  
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LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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