



27 Main Street
EAST BRIDGFORD

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EAST BRIDGFORD, NOTTINGHAM, NG13 8PA

This charming early 1800s end terrace cottage is situated in the very heart of East Bridgford, just a short stroll from the village's excellent local amenities. The property has been thoughtfully updated in recent years, blending period character with modern convenience. Recent works include the installation of brand new double-glazed timber windows to the front elevation and a matching front door, as well as a stylish Wren kitchen fitted last year. The bathroom, designed and installed by Palmers of West Bridgford, was completed around four years ago. Offering generous accommodation throughout, the cottage includes a spacious open-plan sitting and dining room, a separate study ideal for home working, three bedrooms, and a beautifully landscaped cottage garden.





welcome home

A covered front door opens into a welcoming tiled entrance hall with a large storage cupboard. From here, an internal door leads to the reception hall, where the tiled flooring continues. The hall provides access to the study, dining room, staircase to the first floor, and the rear garden. Additional built-in cupboards and an understairs cupboard offer excellent storage. The study is positioned at the rear of the property, a generously sized room with a window overlooking the patio, making it a bright and practical workspace.

The open-plan sitting and dining room spans the entire front of the house. The dining area features a continuation of the tiled flooring, while the sitting area is carpeted, giving a natural division between the two spaces. Character is added by exposed beams, while the sitting area is further enhanced by a log-effect gas fire set within a wooden surround with a stone hearth, flanked by fitted shelving. Windows to the front elevation flood the space with natural light.







From the centre of the room, a door opens to the rear porch, which retains the tiled flooring and provides access to both the garden and the kitchen.

The kitchen is well appointed with modern off-white shaker-style base units by Wren, installed just last year. These are complemented by wood-effect worktops and a tiled floor, with exposed beams above adding period charm. There is ample storage throughout, along with a fitted slimline dishwasher and a stainless-steel single bowl sink with drainer. A Rayburn AGA provides both cooking facilities and central heating for the home.



and so to bed...

Stairs rise from the reception hall, splitting at the top. To the left is the third bedroom, while to the right is the main landing which provides access to the two principal bedrooms, the bathroom, and separate WC.

The two main bedrooms are generous doubles of near equal proportions, both situated to the front of the property and benefitting from fitted wardrobes. The third bedroom, a good-sized single to the rear, features an over-stairs cupboard for additional storage.

The family bathroom, installed approximately four years ago by Palmers of West Bridgford, is particularly spacious. It includes a fitted bath and a large walk-in shower, both finished with oversized subway tiling and quality stainless steel fixtures. A wash hand basin and a wall of fitted cupboards provide both practicality and abundant storage, with space for the hot water tank. A separate WC with wash hand basin is positioned next to the bathroom.





grounds & gardens

The property is set back from the street behind a low wall, with planted shrubs providing colour and interest. Steps lead up to the covered front door.

The rear garden is a true highlight, offering a series of thoughtfully landscaped spaces. Immediately outside the house lies a gravelled seating area with a summer house and access to a large store, attached to the study, providing excellent external storage. Steps rise through an arbour adorned with climbing rose and honeysuckle to a second level, where a mature Amelanchier and a viburnum pink dawn bonnant form the centrepiece of a large bed. To one side lies a second, slabbed seating area beneath the shade of a magnificent white walnut tree. Beyond, the garden extends to two levels of lawn bordered by mature planting and well-stocked flower beds, with a recently renewed rear boundary fence completing this delightful outdoor space.







local amenities

The Conservation village of East Bridgford is well served by public transport services, shops including post office, hairdresser and newsagent, excellent primary school, public house, active churches, sports field and numerous sporting and other clubs and associations.

More comprehensive facilities are available in nearby Bingham or Radcliffe on Trent, both of which have rail links to Nottingham and Grantham and from the latter the East Coast Line to London Kings Cross (scheduled from 60 minutes). There is easy road access to Nottingham, Newark and Leicester (via the newly improved A46, Fosse way), A1 and the M1 corridor.

services

Mains water, drainage, gas and electricity are understood to be connected. The properties heating and hot water is controlled by the Rayburn AGA. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 41 | E

EPC potential: 79 | C

floorplan

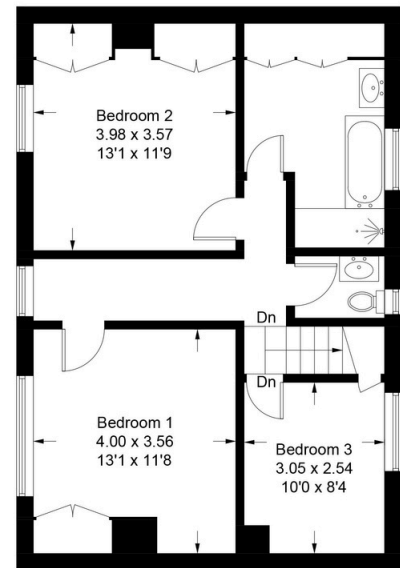
Approximate Gross Internal Area: 124.0 sq m / 1335 sq ft

Garden Store : 11.2 sq m / 120 sq ft

Total: 135.2 sq m / 1455 sq ft



Ground Floor



First Floor

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.