



3 Main Street,  
Epperstone, NG14 6AD

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THOMAS  
JAMES



# 3 Main Street, Epperstone, NG14 6AD

Nestled in the charming village of Epperstone, Nottingham, this delightful cottage on Main Street offers a perfect blend of character and comfort. With its quaint exterior and inviting atmosphere, this property is ideal for those seeking a peaceful retreat.

Inside, the cottage features a well-proportioned reception room, providing a warm and welcoming space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring practicality for everyday living.

The location of this property is particularly appealing, as it allows residents to enjoy the tranquillity of village life while remaining within easy reach of Nottingham's vibrant amenities. The surrounding area boasts picturesque countryside, perfect for leisurely walks and outdoor activities.

This cottage presents an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its charming features and prime location, it is a must-see for anyone seeking a slice of rural life in Nottinghamshire. Don't miss the chance to make this lovely cottage your new home.

Guide Price £317,500







## ACCOMMODATION

The UPVC entrance door opens directly into the lounge.

The lounge has a window to the front, two wall light points, a radiator, a feature fireplace, beams to the ceiling, access to the kitchen, the inner hallway.

The inner hallway gives access to the stairs which rise to the first floor, and to a study, which has a window to the front, a feature fireplace, beams to the ceiling, a ceiling light point, a radiator, and storage cupboards.

The kitchen has wall and base units, space and plumbing for a washing machine, plus an integrated electric oven, and a gas hob. There is a double glazed window to the rear, a ceiling light point, a UPVC door opening out to a lean-to porch, and access to a storage space, which has a window to the side, space for a fridge/freezer, and houses the boiler.

In need of upgrade, the lean-to porch has a tiled floor, and a door opening to the rear garden.

On reaching the first floor, the landing gives access to two bedrooms, and a study.

Bedroom one has a window to the front, a feature fireplace, a ceiling light point, and a radiator.

Bedroom two has a window to the front, a ceiling light point, and a radiator.

The study has a window to the rear, a ceiling light point, a radiator, and gives access to the bathroom.

The bathroom has a bath with an electric shower over, a wash hand basin, and a wc. There is a double glazed window to the rear, vinyl floor covering, a ceiling light point, a radiator, and a storage cupboard.

## OUTSIDE

At the front of the property there is a walled garden area, with steps leading up to the UPVC entrance door.

The rear garden has walled and fenced boundaries and is laid mainly to paving, with borders for plants, and gated access off.

## Council Tax Band

Council Tax Band C. Newark & Sherwood District Council.

Amount Payable 2025/2026 £2,270.19.

## Referral Arrangement Note

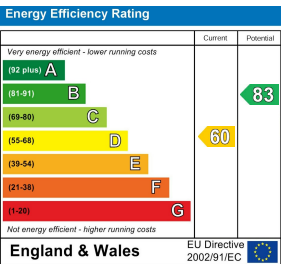
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