



East Street, Gotham



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£395,000

- CHARMING PERIOD COTTAGE
- FIVE DOUBLE BEDROOMS
- EXTENDED QUALITY GARDEN ROOM
- CHARACTER BEAMS AND FIREPLACES
- UTILITY ROOM/GROUND FLOOR W.C.
- EN-SUITE SHOWER ROOM
- Freehold
- EPC rating C



A charming character cottage, meticulously refurbished with timeless character and modern comfort. Nestled in the heart of the highly sought-after village of Gotham, this beautiful five-bedroom home which perfectly blends period charm with high-quality modern living. Thoughtfully restored and extended over recent years, every detail has been carefully considered to preserve its heritage while ensuring comfort and efficiency for today's lifestyle.

Step inside to discover exposed ceiling beams, rustic brickwork, and solid reclaimed pine latch doors that create a warm and inviting atmosphere throughout. The roaring cast iron log burner forms a stunning centrepiece to the main reception room — perfect for cosy evenings in.

The home has been fully insulated and benefits from quality southern yellow pine sash windows throughout, maintenance free powder coated external while enjoying the beauty of the wood inside, offering both style and energy efficiency. A sympathetic garden room extension floods the home with natural light and provides a wonderful space for relaxing or entertaining while enjoying views of the private garden.



The kitchen is solid oak with space for a range oven, rustic quarry tiled flooring and a lovely stable rear entrance door to let a little fresh air in on a bright sunny day!

Over the first and second floors you'll find five double bedrooms, the master with an en-suite shower room and a principal four piece family bathroom with mixer shower - each room is full of character and charm, making this a truly versatile home for family living.

Outside, the sunny rear south facing lawned garden offers a peaceful retreat. There is a side driveway with enough parking for two to three cars, large workshop and a large garden shed. In addition to the driveway, there is an area at the front owned by the property, whereby a car or two can pull up, majority off road, for further parking.

The picturesque village of Gotham offers a strong community spirit, village primary school, local amenities including pubs, cricket, bowls and tennis clubs, village hall, doctors surgery and countryside walks. Well situated with convenient access to Nottingham, Derby, Leicester, East Midlands Airport and surrounding commuter routes.

Good to know: The property has quality southern yellow pine sash windows throughout. Gas central heating powered by a combination boiler located in the utility room.

To find the property; Sat nav postcode: NG11 0HL - what3words: ///crusaders.segments.former

HALLWAY 4.84m x 2m (15'11" x 6'7")

LOUNGE 3.59m x 3.5m (11'10" x 11'6")

DINING AREA 3.59m x 3.59m (11'10" x 11'10")

GARDEN ROOM 3.59m x 2.82m (11'10" x 9'4")

DINING KITCHEN 3.74m x 3.5m (12'4" x 11'6")

UTILITY ROOM 2.7m x 0.79m (8'11" x 2'7")

GROUND FLOOR W.C. 2.1m x 1m (6'11" x 3'4")

BEDROOM ONE 3.74m x 3.48m (12'4" x 11'5")

EN-SUITE SHOWER ROOM 2.75m x 0.85m (9'0" x 2'10")

BEDROOM TWO 3.59m x 3.48m (11'10" x 11'5")

BEDROOM THREE 3.61m x 2.5m (11'10" x 8'2")

FAMILY BATHROOM 2.75m x 2.66m (9'0" x 8'8")

BEDROOM FOUR - SECOND FLOOR 4.14m x 3.84m (13'7" x 12'7")

BEDROOM FIVE - SECOND FLOOR 4.14m x 3.49m (13'7" x 11'6")





SERVICES & TENURE

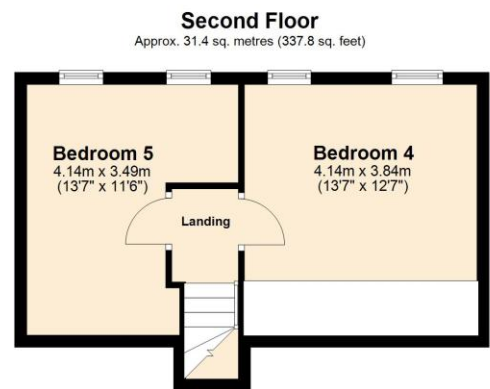
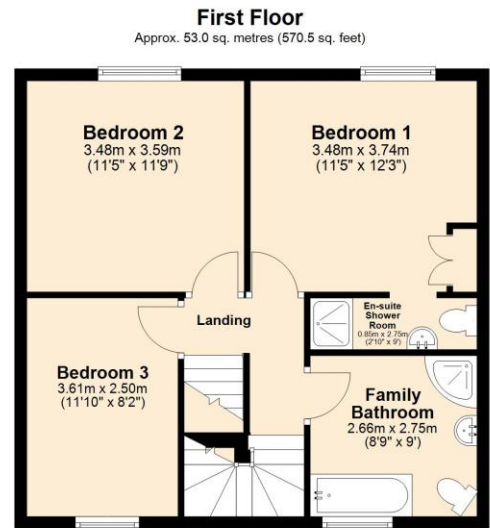
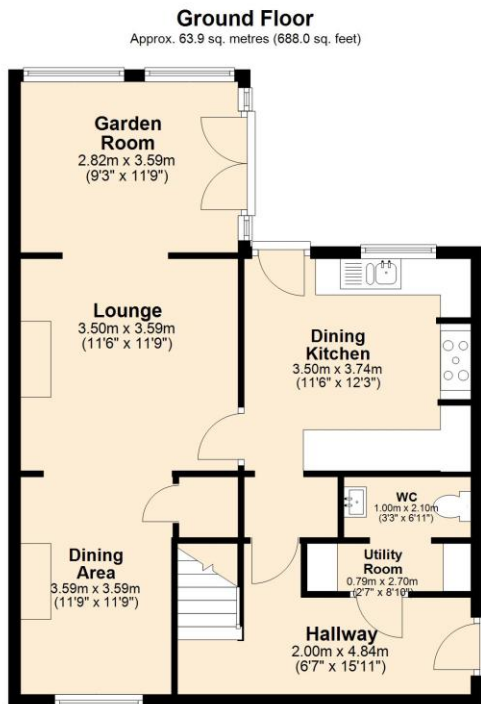
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



Total area: approx. 148.3 sq. metres (1596.3 sq. feet)



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