



Main Street, Hoveringham

Nottingham, NG14 7JR

£350,000



Offered to market in the stunning village of Hoveringham is this semi detached four double bedroom property. The property comprises of: entrance hall, dining room, living room, kitchen breakfast room, utility room, downstairs WC, four good sized bedrooms, modern shower room and garage. Viewing is highly recommended to appreciate the potential this property has to offer. No Upward Chain. Council Tax Band D. EPC - C . Freehold.

Entrance Porch

Wooden glass door into the Entrance porch.

Entrance Hall

Staircase leading to first floor, Doors leading to Living Room, Dining Room and Kitchen and Two Storage Cupboards

Dining Room

8'10" x 9'2" min 10'1" max (2.71m x 2.80 min 3.08m max)

A light and bright Dining Room with a window to the front.

Living Room

11'8" x 22'0" (3.56m x 6.73m)

Another light and bright primary reception with two large windows to the front and side elevation. With a large log burner.

Kitchen

14'8" x 11'11" (4.49m x 3.65m)

Fitted with a range of base units, inset sink and drainer. Window to the side elevation and French doors to rear garden.

Downstairs WC

Toilet with obscured window.

Utility Room

Space and plumbing for washing machine, window to the rear elevation, doors into the downstairs toilet and Garage

Landing

Spacious landing with original wood flooring, leading to the Bedroom accommodation, with window to side elevation.

Bedroom One

13'9" x 12'11" (4.20m x 3.95m)

Bright spacious Bedroom with two large sash windows to front and side elevation.

Bedroom Two

9'8" min 10'7" x 13'5" min 15'10" max (2.97m min 3.25m x

4.11m min 4.85m max)

Original wood floor, loft access and two windows to front and side elevation.

Bedroom Three

10'4" x 10'9" 13'10" max (3.16m x 3.28m 4.22m max)

Original wooden floor, window to the side elevation and large fitted wooden wardrobe.

Bedroom Four

7'4" min 8'6" max x 12'11" (2.24m min 2.61m max x 3.94m)

Original wooden floor with two windows to the side and front elevation.

Shower Room

5'10" x 10'11" (1.79m x 3.34m)

A newly fitted three piece suite comprising; W.C, pedestal wash hand basin and shower enclosure. Cupboard housing the Worcester Bosch boiler and obscure UPVC window to rear elevation.

Garage

18'4" x 11'1" (5.60m x 3.38m)

Up and over garage door, window and door to the rear elevation.

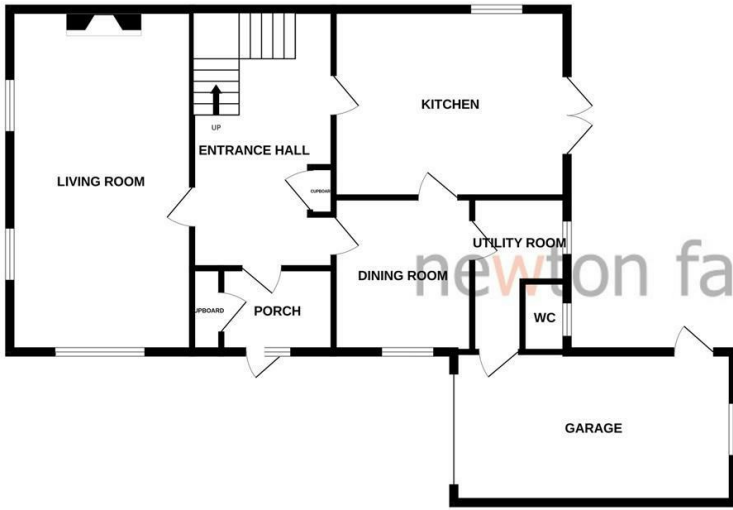
Rear Garden

A spacious rear garden with beautiful views over the surrounding countryside

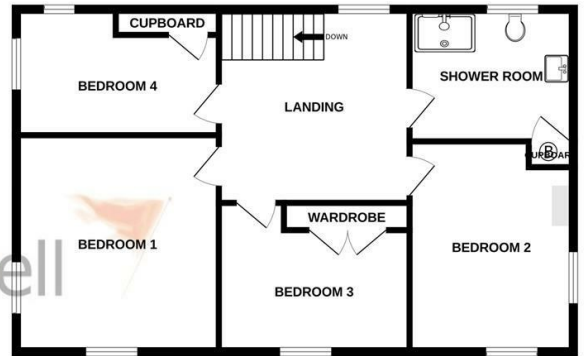
Front Garden

Large front fenced garden with established planting

GROUND FLOOR



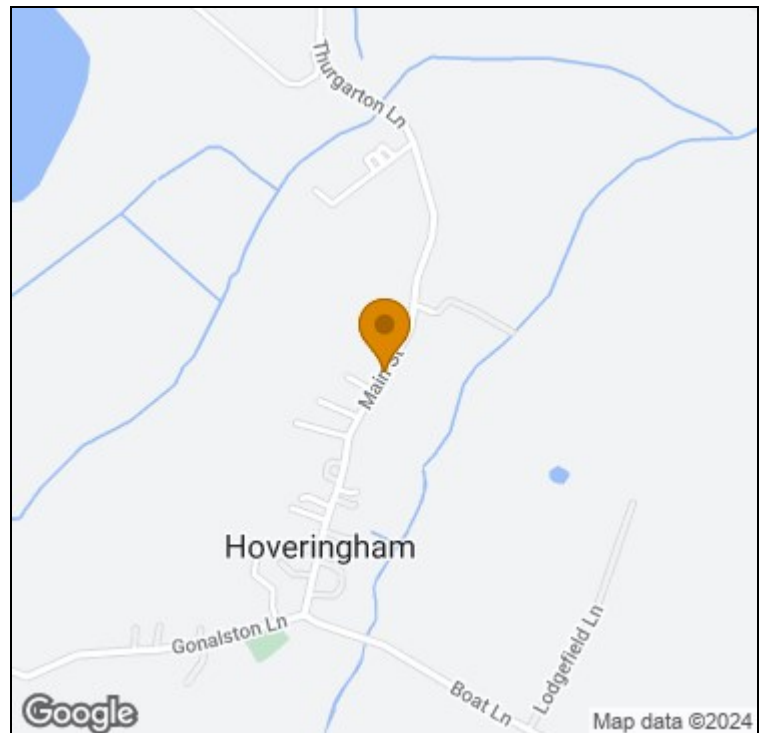
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



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