



Main Street,
East Bridgford, NG13 8NH



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£685,000**

Offered to the market is this handsome, double fronted, detached character home. Enjoying seamless blend of character features, modern fixtures and fittings and outbuildings. This four double bedroom house is located within the desirable village of East Bridgford presenting a rare opportunity for someone to purchase a grand family home with possible further potential to convert outbuildings STP. Accommodation comprises: Entrance hall, reception room with period open fireplace, open plan kitchen / living / dining space with log burner, further reception room with two sets of French doors leading out to the rear garden, rear hall, ground floor shower room, four double bedrooms, family bathroom, private and landscaped rear garden, off street parking and an array of outbuildings. Council Tax Band - F. Freehold. EPC Rating - TBC



Entrance Hall

Solid wooden front door, solid wooden stairs rising to the first floor, quarry tiled flooring and solid wooden original doors leading to the Kitchen / Living / Dining Room and First Reception Room.

Reception Room

12'7" max x 14'6" max (3.85 max x 4.42 max)

A light and bright reception room with wooden sash bay window to the front elevation, exposed floor boards, picture rail, television point and feature period open fireplace.

Kitchen / Living / Dining Room

11'9" max x 27'3" max (3.60 max x 8.33 max)

A spacious open plan room with wooden sash bay window to the front elevation, solid wooden double glazed French doors leading out to the Rear Garden and wooden sash window to the side elevation. Fitted with a good range of base and wall mounted units with solid wooden work tops over, inset sink and drainer, built-in dishwasher and washing machine, built-in microwavable oven, space for dual fuel range cooker, quarry tiled flooring, feature log burning stove and solid wooden doors to the Rear Hall and Second Reception Room.

Rear Hall

Continuation of the quarry tiled flooring, double glazed door to the side elevation, wall mounted gas central heating boiler and solid wooden door to the Ground Floor Shower Room.

Ground Floor Shower Room

5'10" x 5'4" (1.79 x 1.64)

Fitted with a three piece suite comprising: W.C., wash basin and corner shower cubicle, contemporary cushion flooring and wooden window to the side elevation.

Second Reception Room

18'11" x 11'10" (5.77 x 3.61)

A light filled reception room with two sets of solid wooden double glazed French doors leading out to the Rear Garden, television point, latch and brace door to storage cupboard and wooden flooring.

Landing

Solid wooden doors to the Bedroom and Bathroom accommodation and wooden double glazed Skylight.

Bedroom One

11'9" x 12'7" (3.59 x 3.84)

Solid wooden sash window to the front elevation, exposed floor boards, built-in wardrobes and built-in cupboard.

Bedroom Two

12'0" x 11'10" (3.67 x 3.62)

Solid wooden sash window to the front elevation and exposed floor boards.

Bedroom Three

9'8" x 11'6" (2.97 x 3.53)

Solid wooden double glazed feature picture window to the rear elevation, built-in wardrobes and vanity unit with inset basin.

Bedroom Four

9'4" x 12'0" (2.85 x 3.67)

Solid wooden double glazed feature picture window to the rear elevation, built-in wardrobes and vanity unit with inset basin.

Family Bathroom

8'1" max x 6'5" max (2.48 max x 1.97 max)

Fitted with a three piece suite comprising: W.C., wash basin and enamel bath with shower attachment over, cushion flooring, airing cupboard and solid wooden window to the rear elevation.





Outbuilding One

14'9" x 12'10" (4.50 x 3.92)

Brick built construction with brick flooring.

Outbuilding Two

Brick built construction with working W.C.

Outbuilding Three / Workshop

18'3" x 11'10" (5.58 x 3.63)

Formally the village joinery and being of brick built construction with power, fitted work bench and wooden door to store.





Agents Note

This property has mains gas central heating. Mains drains, water and electric. There is broadband in the area and mobile phone signal. This property is located within a conservation village. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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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