



Main Road  
Underwood Nottingham





# Main Road Underwood Nottingham NG16 5GP

for sale offers in the region of  
**£360,000**



## Property Description

Where do we begin with this beautiful cottage located in the ever so popular area of Underwood on Main Road off the main road, formally two houses which were combined. This stunning property is believed to date back to the mid 1800's and is situated on a sizeable attractive mature plot. Presented throughout to an immaculate standard, this property has definitely been loved over the years. This is a great opportunity to acquire a characterful family home, providing many delightful features. In brief the property comprises of a entrance porch, a spacious kitchen, dining area, conservatory, lounge with multi fuel log burner, further lounge/dining room and family bathroom. Further to this, to the first floor are four good sized bedrooms and a family bathroom. The rear of the property compliments this home perfectly; with a detached double garage with workshop to the rear, spacious and mature gardens to front, side and rear with a potential building plot to the right of the house subject to full planning permission. Call to arrange your viewing today, this will not be around for long!

## Entrance Porch

Door from the front elevation and access through to;

## Lounge/ Dining Room

21' 7" x 13' 3" ( 6.58m x 4.04m )

UPVC double glazed window to the front elevation and window to the rear, wooden flooring, feature fireplace, radiator and stairs leading to the first floor.

## Kitchen

15' 4" x 8' ( 4.67m x 2.44m )

Fitted with wall and base units incorporating a stainless steel one and half sink and drainer, complementary tiled splashbacks, electric oven, electric hob, plumbing for washing machine, tiled flooring, radiator and UPVC double glazed window to the side elevations. Open to;

## Dining Area

9' 1" x 9' ( 2.77m x 2.74m )

Laminate flooring and radiator.

## Lounge/ Snug

13' 1" x 12' 1" ( 3.99m x 3.68m )

UPVC double glazed window to the front elevation, multi fuel log burner, carpet flooring and radiator.

## Conservatory

14' 4" x 3' 11" ( 4.37m x 1.19m )

Tiled flooring and radiator.

## Rear Lobby

Access to pantry cupboard for storage, carpet flooring and door leading to the rear garden.

## Downstairs Bathroom

Fitted with a W.C, BDE, wash hand basin, corner bath, tiled splashbacks, tiled flooring, extractor fan, radiator and UPVC double glazed window to the rear elevation.



## Landing

Carpet flooring and access to further rooms.

## Bedroom One

13' 2" x 12' 1" ( 4.01m x 3.68m )

UPVC double glazed window to the front elevation, fitted wardrobes, carpet flooring and radiator.

## Bedroom Two

12' 4" x 10' ( 3.76m x 3.05m )

UPVC double glazed window to the front elevation, fitted wardrobes, carpet flooring and radiator.

## Bedroom Three

9' 11" x 9' ( 3.02m x 2.74m )

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring and radiator.

## Bedroom Four

9' 7" x 9' ( 2.92m x 2.74m )

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring and radiator.

## Shower Room

Fitted with a W,C, vanity wash hand basin, shower cubicle, tiled splashbacks, radiator, extractor fan and UPVC double glazed window to the rear elevation.

## Double Detached Garage

16' 7" x 15' 3" ( 5.05m x 4.65m )

Electric door to the front and window to the side, power, lighting and access to;

## Workshop

15' 5" x 8' 2" ( 4.70m x 2.49m )

Door to the side elevation and power.

## Gardens And Parking

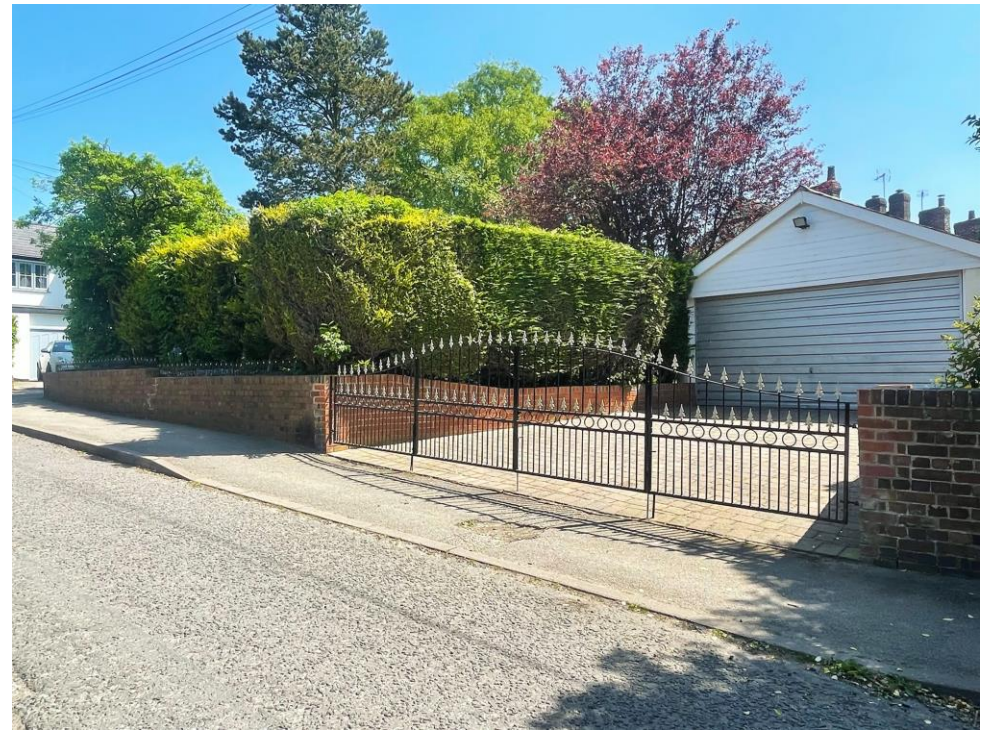
The property is located up a private road with a walled boundary with gated access. The plot offers gardens to the side and rear and is mainly paved & graveled with mature trees shrubs and bushes. The garden is fully enclosed with access to brick built outbuildings offering further storage space. The current vendors did hold outline planning for a single dwelling bungalow to the right of the property.

## Vendor Note

Outline planning permission for 103 Main Road for a single dwelling was granted by Ashfield District Council on 14.5.2008 also Severn Trent Water Board and Land Registry permission was given to build.











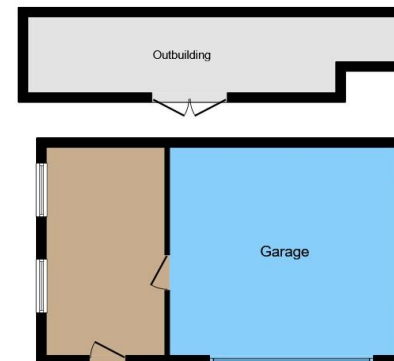




**Ground Floor**



**First Floor**



**Outbuilding**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: F**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD205315](http://burchelledwards.co.uk/Property/EWD205315)**



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