



Moorgreen  
Newthorpe NOTTINGHAM





# Moorgreen Newthorpe NOTTINGHAM NG16 2FF

for sale offers in the region of  
**£280,000**



## Property Description

Burchell Edwards are delighted to market this unique characterful cottage boasting lots of original features in the ever so popular location of Moorgreen.

Moorgreen is in close proximity to a wide variety of local amenities such as , shops , schools , bus routes , major road links , pubs , nature reserve and garden centre. In brief the property comprises of an entrance hallway, lounge , snug , dining area , kitchen , utility room and W/C and conservatory. to the first floor there is two bedrooms and a newly fitted shower suite. Outside the property benefits from ample off road parking behind secure gates front lawn and garage. To the rear of the property there is a low maintenance garden with mature shrubs storage and a summer house that was previously used as an art room. This property truly needs to be viewed to appreciate everything it has to offer.

## Lounge

13' 9" x 10' 6" ( 4.19m x 3.20m )

Situated to the front elevation with a double glazed windows to the front and side elevation with fitted shutters, feature log burning stove, radiator and carpet flooring.

## Snug

10' 4" x 10' ( 3.15m x 3.05m )

Situated in the centre of the cottage with tiled flooring, gas fire place radiator and capturing some of the original features.

## Kitchen

10' 7" x 5' 7" ( 3.23m x 1.70m )

Having matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is an electric oven, electric hob with extractor over, tiling to the splashbacks, skylight roof window, wine rack, open plan to the dining area, tiled flooring and door to the utility area.

## Dining Area

14' 1" x 6' 6" ( 4.29m x 1.98m )

Situated to the rear elevation with tiled flooring, double glazed window with shutters to the side and a door leading to the conservatory.

## Utility

With space and plumbing for washing machine, tiled flooring and a door to the W.C.

## Cloakroom

Fitted with a low level W.C and a wash hand basin. With a double glazed window to the side and tiled flooring.

## Conservatory

14' 9" x 8' 9" ( 4.50m x 2.67m )

Situated on the left hand rear elevation with double glazed French doors to garden, stable door, radiator, wall lights and tiled flooring, allowing the perfect space to enjoy the warmer months or even host with friends and family.

## Ground Floor

### Entrance Hall

Accessed via a door to the front with stairs to the first floor, double glazed window to the side, understairs storage cupboard as well as doors to lounge and snug.

## First Floor

### Landing

With doors to the two bedrooms and bathroom.

### Bedroom One

10' 6" x 10' 6" ( 3.20m x 3.20m )

Situated to the front elevation with a double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

10' x 8' 9" ( 3.05m x 2.67m )

Situated to the rear with a double glazed window to the rear, radiator and carpet flooring.

### Bathroom

The newly fitted shower suite comprises of a shower cubicle , low level W/C , wash hand basin with mixer tap over , tiled flooring with panelled walls , frosted double glazed window.

## Outside

### Front

To the front of the property the cottage sits proudly back from the road with front wooden gates and boasts a gravel driveway with parking for multiple cars, leading to a detached garage. There are pretty flower bed borders with a range of plants, shrubs and trees. Gated rear access leads to the enclosed rear garden.

### Rear

The enclosed rear garden has been landscaped for ease of maintenance with a large patio garden the perfect place to enjoy the sunshine.

### Garage

Having up and over door light and power.



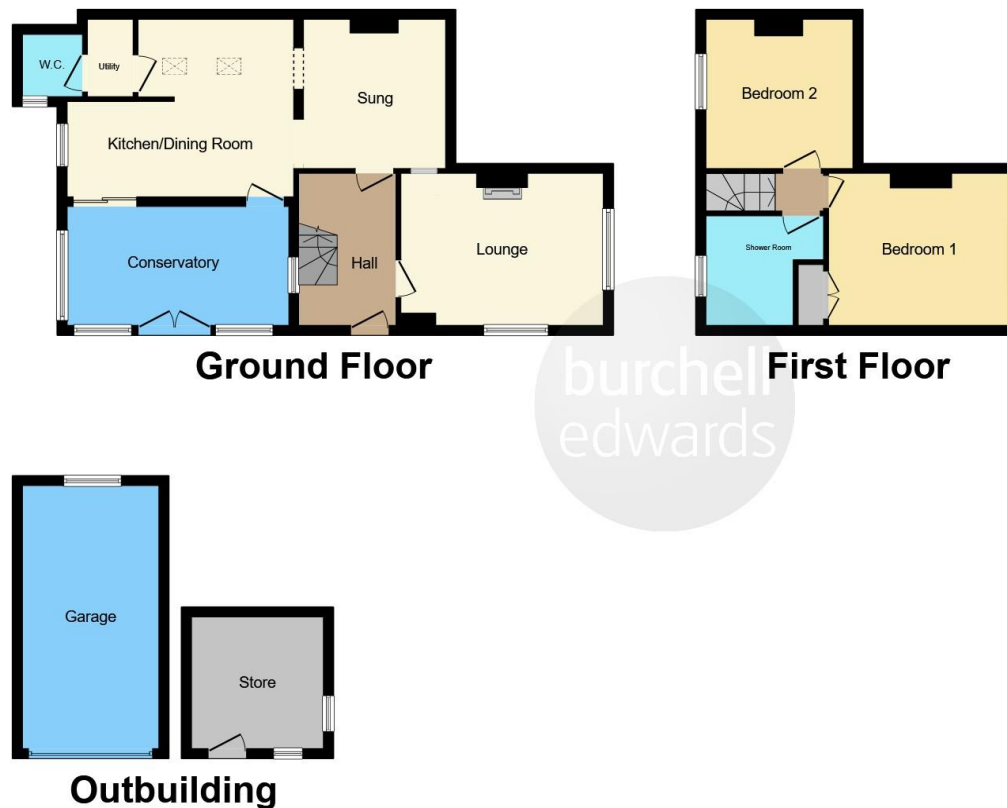












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**Tenure: Freehold**

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