



15 Main Street, Gunthorpe, Nottinghamshire,  
NG14 7EY

£500,000

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 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 2 Reception Areas
- Tastefully Modernised
- Dual Aspect Main Sitting Room
- Double Garage
- 4 Bedrooms
- Ensuite & Main Bathroom
- Fantastic Open Plan Living Kitchen
- Excellent Level Of Off Road Parking
- Pleasant Village Setting

We have pleasure in offering to the market this tastefully presented detached family oriented home which offers a versatile and good level of accommodation approaching 1,600 sq.ft, occupying a level landscaped plot with an excellent level of off road parking with a gated driveway and double garage.

In recent years the property has seen a thoughtful programme of modernisation and refurbishment, completed with contemporary fixtures and fittings and neutral decoration which combine to create a fantastic family oriented home situated within this pretty Trent side village.

The accommodation provides four bedrooms, the principle of which benefits from ensuite facilities, and separate main bathroom. To the ground floor there are two reception areas including a dual aspect sitting room, the focal point of which is an attractive fireplace with dual fuel stove, which leads via glazed double doors into an open plan L shaped living/dining kitchen that provides a wonderful open plan everyday living/entertaining space. The kitchen is beautifully appointed having been upgraded with a generous range of integrated units and appliances. In addition there is a useful ground floor cloak room which leads off a central hallway. All of this combines to create an excellent, well thought out home.

As well as the internal accommodation the property occupies a pleasant level plot set back behind a walled frontage with an excellent level of off road parking which continues, via gates, to a further driveway and garage at the rear. The rear garden benefits from a westerly aspect and is well established, stocked with a range of mature trees and shrubs that creates and excellent outdoor space.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **GUNTHORPE**

The village of Gunthorpe is a very pretty Trent-side village having a primary school and thriving local community with water-side public houses and restaurants. Further facilities are available in the nearby market town of Bingham and in the adjacent village of Lowdham there is a doctor's surgery and train station with links to Nottingham and Newark. The village is ideally placed close to the A6097 which provides links to the A46 and A52, A1 and M1.

A UVPC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL L SHAPED ENTRANCE HALL**

13'4" max x 9'6" max (4.06m max x 2.90m max)

A well proportioned initial entrance vestibule having an attractive spindle balustrade turning staircase rising to the first floor landing above with useful under stairs storage cupboard beneath, deep skirtings and architrave, wood effect laminate flooring and further engineering oak internal doors leading to:

### **GROUND FLOOR CLOAK ROOM**

6'7" x 2'11" (2.01m x 0.89m)

Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and metro style tiled splash backs, continuation of the wood effect laminate flooring, deep skirtings and double glazed window.

### **OPEN PLAN L SHAPED LIVING/DINING KITCHEN**

24'4" max x 20'5" max in total (7.42m max x 6.22m max in total)

Combined this creates a fantastic everyday living/entertaining area which benefits from windows to two elevations as well as French doors leading out into the rear garden. The dining area links through via a pair of glazed doors in the main sitting room and provides a perfect entertaining/living space.

### **INITIAL DINING/LIVING AREA**

20'5" x 10'6" (6.22m x 3.20m)

Being large enough to accommodate a generous dining area having an aspect into the rear garden, tiled floor with electric underfloor heating beneath, deep skirtings; integrated based units complementing the main kitchen and concealing the washing machine and wine cooler and having quartz preparation surface over; double glazed window, French doors to the rear and additional exterior door to the side. The dining area in turn leads through into:

### **KITCHEN**

14'8" x 10' (4.47m x 3.05m)

Tastefully appointed having been modernised with a generous range of Shaker style units with soft close doors and integrated LED lighting, having quartz preparation surfaces and upstands providing an excellent working area; undermounted sink unit with chrome swan neck Quooker boiling/mixer tap; larder surround providing an excellent level of storage incorporating a useful butler's pantry with wine rack to the side and overhead storage with central alcove designed for American style fridge freezer; integrated dishwasher, space for free standing range, corner carousel unit and recycling drawer; continuation of the tiled floor with underfloor heating and double glazed window to the front.

Returning to the dining/reception area a pair of glazed doors leads through into:

### **SITTING ROOM**

22' x 14' (6.71m x 4.27m)

A well proportioned light and airy reception benefitting from a dual aspect with a large double glazed picture window to the front and French doors into the garden at the rear. The

focal point to the room is a chimney breast with slate hearth, herringbone brick back, inset dual fuel stove, timber mantel over and alcoves to the side. In addition the room having deep skirtings, coved ceiling, continuation of the oak effect laminate flooring and a further door returning back to the initial entrance hall.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

### FIRST FLOOR GALLERIED LANDING

Having a coved ceiling, access to loft space above, built in airing cupboard and, in turn, further doors leading to:

### BEDROOM 1

14' x 11'10" max (4.27m x 3.61m max)

A well proportioned double bedroom having an aspect to the front and benefitting from ensuite facilities; the room having deep skirtings, double glazed window and a further door leading through into:

### ENSUITE BATHROOM

8'8" x 6'6" max (2.64m x 1.98m max)

An L shaped room having a contemporary suite comprising P shaped shower spa bath with wall mounted shower mixer with both independent handset and rainwater rose over, curved glass screen and marble effect mosaic tiled splash backs, close coupled WC and vanity unit with twin bowl washbasins with free standing mixer taps, contemporary towel radiator and double glazed window to the front.

### BEDROOM 2

12' max x 11'3" max (3.66m max x 3.43m max)

An L shaped double bedroom having an aspect into the rear garden with coved ceiling and double glazed window.

### BEDROOM 3

14' x 10'9" max (4.27m x 3.28m max)

A further double bedroom currently being utilised as a dressing room but potentially could be converted back to a large double bedroom, having an excellent range of integrated furniture and pleasant aspect into the rear garden.

### BEDROOM 4

11'3" x 9'8" max (3.43m x 2.95m max)

A further double bedroom having an aspect to the front with a double glazed window.

### MAIN BATHROOM

7'7" x 8'10" (2.31m x 2.69m)

A well proportioned tastefully appointed space having a contemporary suite comprising panelled bath with chrome mixer tap with integrated shower handset, separate shower enclosure with glass screen and wall mounted shower mixer with both independent handset

and rainwater rose over, close coupled WC and vanity unit with contemporary washbasin with chrome mixer tap, stone effect tiled splash backs and floor, contemporary towel radiator and double glazed window.

### EXTERIOR

The property occupies a pleasant plot which benefits from a westerly rear aspect, set back behind a generous wall frontage with timber gates giving access onto a good level of off road parking that continues to the side of the property and, in turn, a double garage at the rear. The front garden is established with a range of mature trees and shrubs, having a central lawn, gravelled borders and a paved area leading to the front door. To the rear of the property is an enclosed westerly facing garden bordered by brick walls and fencing and a continuation of the driveway which in turn leads to a detached brick built garage with further potential parking at the side. The garden has been landscaped to provide various seating areas with a paved terrace linking back into the main sitting room, a further decked seating area at the foot and sleeper edged borders. The garden benefits from a westerly aspect.

### DOUBLE GARAGE

17' x 16'5" (5.18m x 5.00m)

### COUNCIL TAX BAND

Newark & Sherwood District Council - Band F

### TENURE

Freehold

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

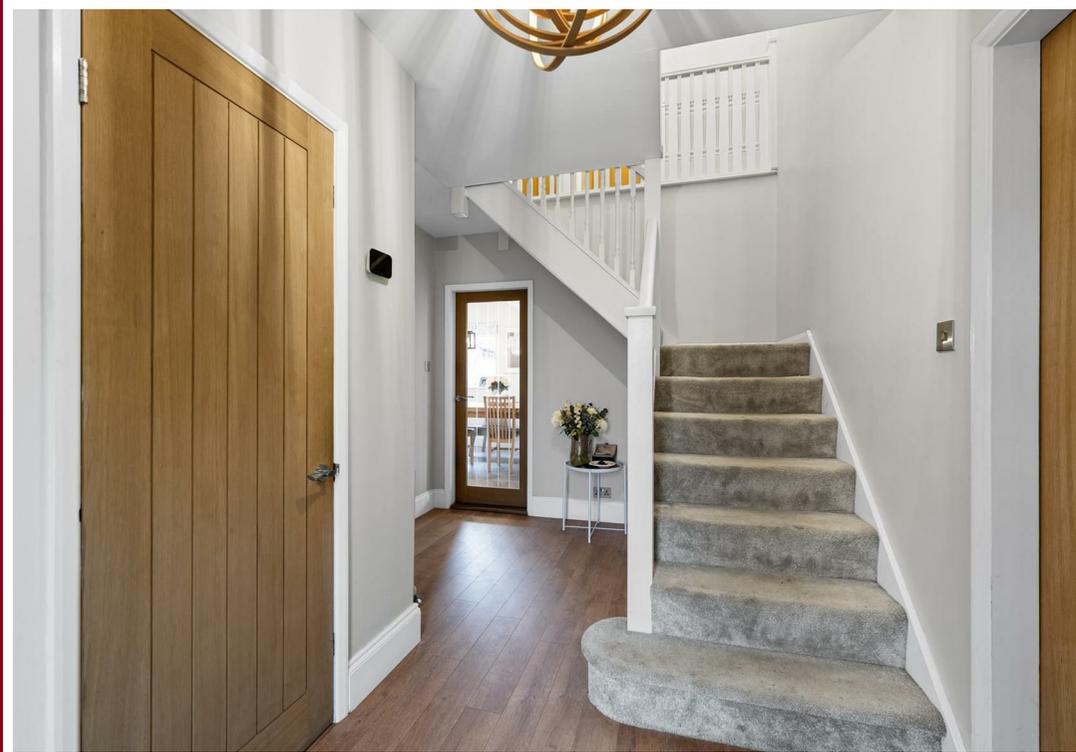
Radon Gas:-  
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>

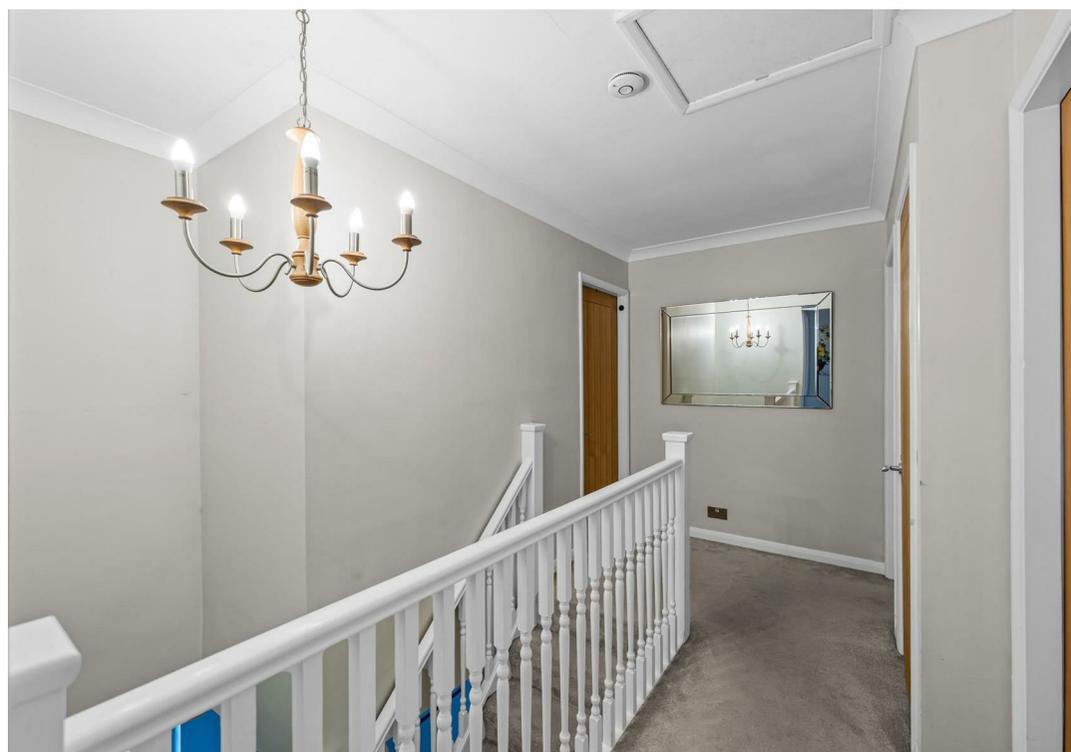
**ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, (information taken from Energy performance certificate and/or vendor).







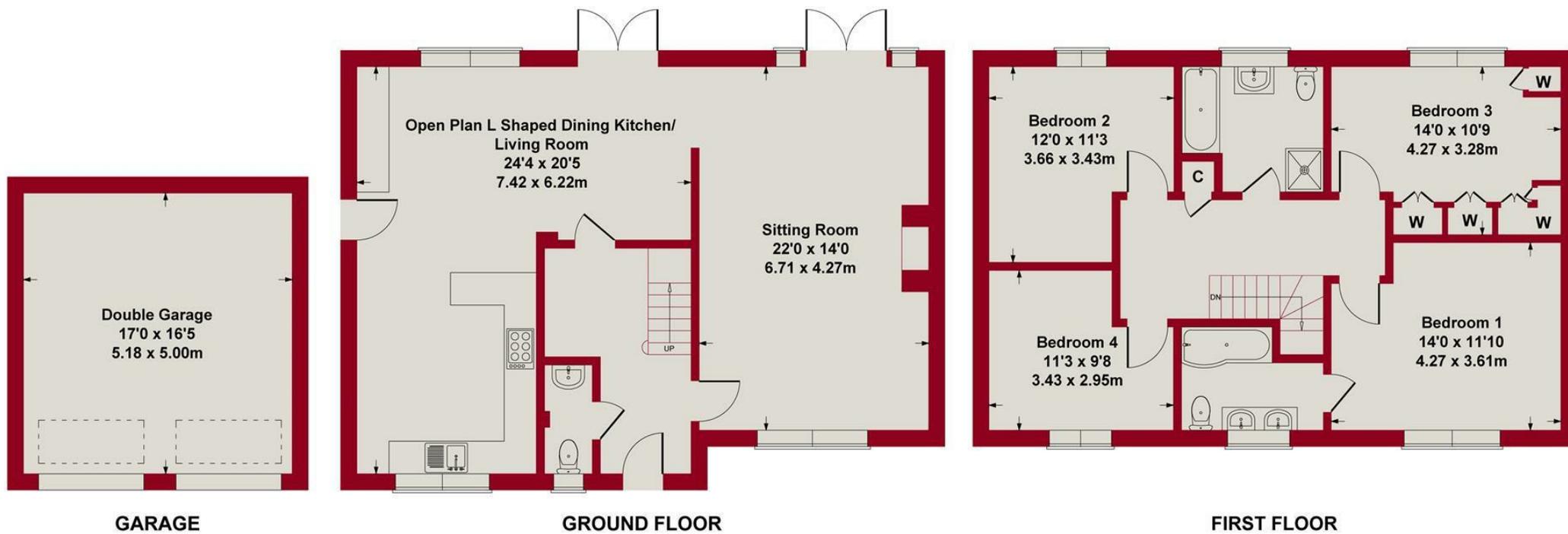










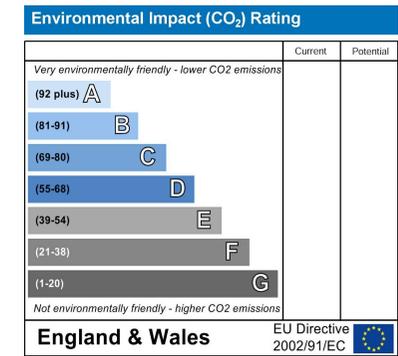
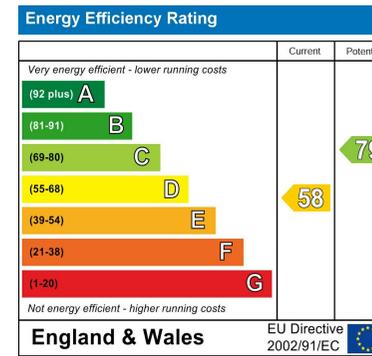


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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