



31 Main Street, Nottingham, NG14 7AB

Asking Price £450,000

- Deceptively Spacious Three/Four Bedroom Semi Detached House
- Shower Room and Bathroom
- Gated Driveway
- Courtyard and Garden
- Central Village Location
- Two Reception Rooms
- Utility Room
- Substantial Workshop to the Rear
- Well Presented Throughout

31 Main Street, Nottingham NG14 7AB

A deceptively spacious three/four bedroom semi detached house. Well Presented Throughout. Central village location. Large Workshop to the rear. Shower Room and Bathroom. Gated Driveway. Utility Room. Two Reception Rooms. Rear Garden.



Council Tax Band:



Entrance Hall
Doors to the Dining Room, Bedroom/Lounge. Stairs to the first floor.

Lounge/Bedroom
15'0 x 12'6
Window to the front elevation.

Dining Room
15'0 x 12'2
Window into the Utility Room.

Kitchen
15'5 x 12'2
A range of base and wall units. Window to the rear.
Doors to the Shower Room and Utility Room.

Utility Room
11'0 x 5'7
Window to the side and rear. Sink. Door to the rear garden.

Shower Room
8'2 x 3'11
Sink. Low level flush toilet. Shower cubicle.

First Floor Landing
Doors to the Lounge/Bedroom and a further Bedroom. Stairs to the top floor.

Bedroom
15'0 x 12'2
Window to the front elevation.

Bedroom
15'2 x 12'2
Window to the rear. Door to a further Bedroom.

Bedroom
12'6 x 8'9
Window to the rear. Door to the Bathroom.

Bathroom
12'6 x 6'3
Window to the rear. Bath. Sink unit and low level toilet.

Top Floor Bedroom
16'9 x 15'1
Two windows to the rear.

Store
13'1 x 8'6

Workshop
24'3 x 10'10

Garage/Workshop
24'3 x 17'1

Room Above Workshop
16'0 x 10'10

Room Above Workshop
10'10 x 9'10

Exterior







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
 Main House - 1768 Sq.ft. (164.28 sq.m.)
 Outbuildings - 1050 Sq.ft. (97.54 sq.m.)
 Total - 2818 Sq.ft. (261.82 sq.m.)

