

# Emma Terry Homes

*moving made personal*



48 Main Street

Gunthorpe, Nottingham, NG14 7EU

Asking price £395,000



# 48 Main Street, Gunthorpe, Nottingham NG14 7EU

\* No Upward Chain \*

Situated in the highly sought-after village of Gunthorpe, this characterful four-bedroom detached family home offers spacious and versatile accommodation extending to almost 2000 sq ft, with exposed beams adding charm throughout.

The ground floor features a welcoming snug, a cosy lounge with a log burner ideal for relaxing, and a generous dining room perfect for entertaining. The well-appointed kitchen sits at the heart of the home and is complemented by a separate utility room and additional store, providing excellent practicality for everyday living.

To the first floor, there are four well-proportioned bedrooms, including a spacious main bedroom with en-suite, alongside a family shower room serving the remaining bedrooms.

Externally, the property benefits from a generous rear garden with patio and lawned areas, ideal for outdoor enjoyment, while off-street parking is available via a gated driveway to the rear.

Located in a desirable Trent-side village, Gunthorpe offers a range of local amenities, popular pubs and restaurants, and scenic riverside walks, along with excellent transport links to Nottingham and surrounding areas.



## SNUG

13'2" x 11'11" (4.03 x 3.64)

Entrance door to property, feature fireplace, a central heating radiator, UPVC double glazed window to front, UPVC double glazed window to side and door through to lounge.

## LOUNGE

13'5" x 16'0" (4.11 x 4.90)

A central heating radiator, log burner, UPVC double glazed window to front, UPVC double glazed window to side, access through to kitchen and stairs to first floor.

## KITCHEN

16'2" x 10'3" (4.95 x 3.14)

A variety of wall and base units, built-in oven and grill, gas hob and extractor fan, 1 1/2 bowl sink with mixer tap and drainer, integrated fridge/freezer, space for dishwasher, three UPVC double glazed windows to side, access to utility room and door through to dining room.

## UTILITY ROOM

12'1" x 5'2" (3.70 x 1.58)

Wall and base units and stainless steel sink with hot and cold tap and drainer, Gas central heating with gas combi boiler and plumbing/space for washing machine and vent/space for tumble dryer.

## DINING ROOM

11'10" x 22'0" (3.61 x 6.73)

Side entrance door to property, two central heating radiators, French doors with sidelights to rear, UPVC double glazed window to rear and stairs to first floor.

## LANDING

UPVC double glazed window to rear and doors through to Bedroom 1, 2 and 3 and shower room.

## BEDROOM 1

9'10" x 16'7" (3.00 x 5.07)

A central heating radiator and UPVC double glazed window to front.

## BEDROOM 2

7'4" x 12'1" (2.25 x 3.70)

A central heating radiator and UPVC double glazed window to front.

## BEDROOM 3

16'2" x 15'8" (4.94 x 4.79)

A central heating radiator, built-in storage cupboards and two Velux windows.

## SHOWER ROOM

Low level flush WC, wash hand basin with hot and cold tap, shower cubicle, built-in storage, heated towel rail and UPVC double glazed obscure window to side

## BEDROOM 4

11'9" x 15'10" (3.60 x 4.84)

A central heating radiator and UPVC double glazed window to rear.

## ENSUITE

Low level flush WC, wash hand basin in vanity unit, bath with mixer tap and shower head, heated towel rail and UPVC double glazed obscure window to side.

## OUTSIDE

The rear garden features a patio area and is predominantly laid to lawn with a variety of shrubs, trees and bushes, alongside a paved courtyard to the side with an outside tap, while the front garden is also mainly laid to lawn; off-road parking for numerous cars is available via a gated driveway to the rear, accessed from David's Lane and Inham Fields Close.









## Road Map



## Hybrid Map



## Terrain Map



Home Cottage, 48, Main Street, Gunthorpe, NG14 7EU

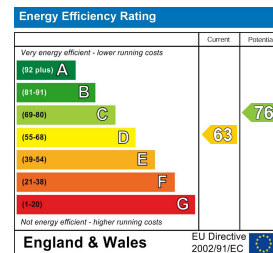


Total Area: 177.6 m<sup>2</sup>  
All measurements are approximate and for display purposes only

## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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