

21 Main Street, Redmile, Nottingham, NG13 0GA

Price Guide £290,000

Freehold



- Character Retained Throughout
- Three Double Bedrooms
- Two Reception Rooms
- Country-Style Kitchen
- Enclosed Rear Garden with Patio Area
- Roof Terrace to Rear of Property
- Living Accommodation Across Three Floors
- Downstairs WC
- Easy Access to Nottingham, Grantham & Melton Mowbray
- Highly Sought-After Rural Village





Summary

GUIDE PRICE £290,000 - £300,000 / This charming, three double bedroom, character townhouse located on Main Street, Redmile, offers a perfect blend of classic features and modern comfort.

Upon entering the property, you are greeted by a welcoming living room at the front, perfect for relaxing or entertaining guests. To the rear, a separate dining room provides an ideal space for family meals or dinner parties, while a downstairs WC and a country-style kitchen complete the ground floor layout. The kitchen provides access to a charming back garden, featuring a patio area and a low-maintenance gravel section, ideal for outdoor dining and enjoying the fresh air. Upstairs, the first floor boasts a landing leading to two double bedrooms, access to a roof terrace, perfect for enjoying sunsets or a morning coffee and a family bathroom, offering ample space for your family's needs. The second floor houses a compact landing and the master bedroom, which includes fitted storage. All three bedrooms come with fitted storage, ensuring ample space for all your belongings.

The property also benefits from on-street parking, making it convenient for residents and visitors alike. With its characterful features and modern amenities, this townhouse is a wonderful opportunity to own a piece of history in a desirable location.

F&C

The Location

Redmile is a charming and picturesque village set within the highly regarded Vale of Belvoir, offering an enviable blend of rural tranquillity and modern convenience. Surrounded by beautiful countryside, the village provides an idyllic setting for those seeking a peaceful lifestyle, with excellent opportunities for walking, cycling, and enjoying the outdoors. Known for its strong sense of community, Redmile benefits from a welcoming atmosphere and a range of local amenities, while remaining well connected to the nearby market towns of Melton Mowbray and Grantham. Grantham's mainline railway station also offers direct services to London, making the village an attractive choice for commuters. Combining historic character, scenic surroundings, and excellent accessibility, Redmile is a highly desirable location for families, professionals, and those looking to enjoy village living at its finest.

Accommodation

Ground Floor

Living Room

13'11" x 13'5" (4.26 x 4.11)

Situated to the front of the property, this characterful living room features exposed ceiling beams and an attractive log-burning stove set within a tiled surround with a wooden mantel above, creating a warm and inviting focal point. A double glazed window overlooks the front elevation, while a useful storage cupboard houses the consumer unit. The room flows seamlessly through to the dining room.



Dining Room

11'10" x 11'4" (3.61 x 3.47)

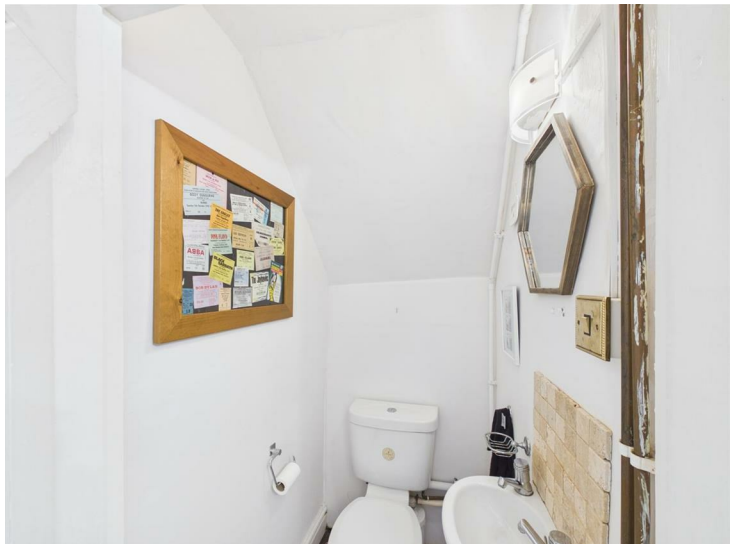
A well-proportioned dining room featuring laminate flooring, a decorative chimney breast with feature radiator, wall lighting and a frosted glass window to the side elevation. The room provides an ideal space for entertaining and offers access to the kitchen.



WC

3'10" x 3'0" (1.19 x 0.92)

Conveniently located on the ground floor and fitted with a low-level WC, wash handbasin, flooring and wall-mounted lighting.



Kitchen

11'2" x 10'1" (3.42 x 3.08)

Fitted with a range of matching wall and base units complemented by tiled splashbacks and quartz-effect work surfaces. The kitchen incorporates a Belfast sink with mixer tap, gas hob with extractor hood over and an integrated oven. There is space for a fridge freezer, washing machine and dishwasher. A door provides direct access to the rear garden.



First Floor Landing

With fitted carpeting, ceiling light point, loft hatch access and doors leading to two bedrooms, the family bathroom and stairs rising to the second floor principal bedroom.

Bedroom One

14'10" x 12'5" (4.53 x 3.81)

Occupying the second floor, the principal bedroom is a spacious retreat featuring fitted storage, carpeting, wall lights, radiator, television point and two windows to the front elevation allowing for plenty of natural light.



Bedroom Two

12'5" x 8'4" (3.80 x 2.56)

A comfortable double bedroom benefiting from fitted carpeting, built-in storage, radiator, television point and a double-glazed window to the front elevation.



Bedroom Three

11'10" x 11'4" (3.61 x 3.47)

A well-presented bedroom featuring fitted carpeting, built-in storage, wall lighting, radiator and a double-glazed window to the side elevation. French doors open onto a charming balcony, providing an attractive outdoor space.



Roof Terrace



Family Bathroom

8'11" x 6'4" (2.72 x 1.95)

Appointed with laminate flooring and fitted with a freestanding bath, separate shower cubicle, low-level WC, wash handbasin, heated towel rail and a frosted window to the front elevation.

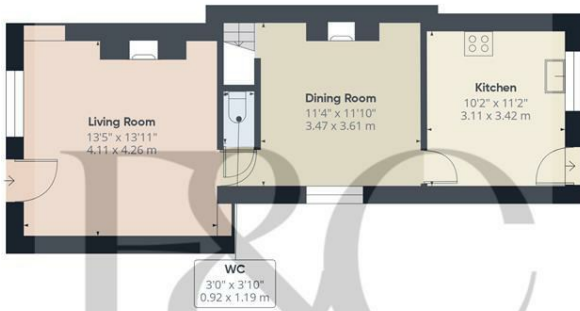


Rear Garden

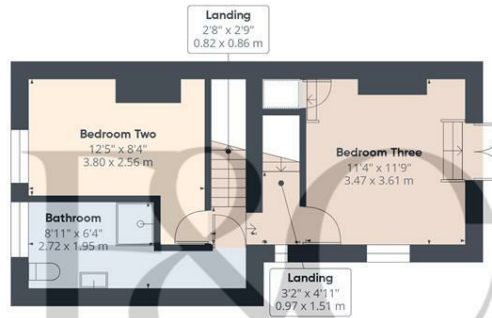
The enclosed rear garden offers a patio area ideal for outdoor dining and entertaining, leading to a low-maintenance gravelled section. Bounded by fencing for privacy, the garden also benefits from useful side access.



Council Tax Band C



Floor 0



Floor 1



Floor 2



Approximate total area[®]
1037 ft²
96.4 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	