



**Holly Cottage, 28 Main Street, East Bridgford,  
Nottinghamshire, NG13 8NH**

**£665,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Period Home
- 4 Bedrooms
- Ample Parking
- South Facing Rear Garden
- Ideal Family Home
- Attractive Double Fronted Facade
- 3 Reception Areas
- Additional Outbuildings
- Popular Village Location
- Viewing Highly Recommended

We have pleasure in offering to the market this handsome double fronted period home occupying a fantastic, level, established plot with ample off road parking and additional outbuildings with a good sized south facing garden at the rear.

The property is approached via its period wrought iron railings with central pathway leading to a bay fronted facade with central doorway. Behind this lies a versatile level of internal accommodation boasting three reception areas including a generous open plan dining/living kitchen with wood burning stove, a useful utility and ground floor shower room off, a separate well proportioned sitting room linking out into the rear garden and a separate snug with attractive working fireplace. To the first floor there are four bedrooms and main bathroom.

This character property offers many features including sash windows, high ceilings, walk in bays and live fireplaces.

In addition to the main accommodation is a run of brick outbuildings which provide further versatility. In their current guise they provide an excellent level of storage or workshop space but, subject to consent, could offer scope to convert to additional accommodation.

The garden to the rear extends to approximately 100 ft. in length and benefits from a southerly aspect, providing a delightful outdoor space perfect for families.

Overall this is a really interesting, individual, period home located within this much sought after and well served village with viewing coming highly recommended.

### **EAST BRIDGFORD**

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

A TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH OBSCURED GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

5'8" x 3'7" (1.73m x 1.09m)

Having a dual aspect with windows to two elevations, quarry tiled floor, central staircase rising to the first floor landing, and further doors in turn leading to:

### **SNUG**

14' x 12'5" (4.27m x 3.78m)

A versatile reception space which is currently utilised as an additional sitting room the focal point of which is a chimney breast with alcoves to the side and attractive period style cast iron fire surround and mantel with tiled inserts and hearth and cast iron fireplace. The room also having exposed floor boards, deep skirtings, picture rail and walk in bay with attractive sash windows.

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

24'7" (plus 2' for bay) x 14' max (7.49m (plus 0.61m for bay) x 4.27m max)

A fantastic, well proportioned, open plan everyday living/entertaining space benefitting from windows to three elevations including a walk in sash bay window to the front, sash window to the side and French doors to the rear. The initial reception space provides a living/dining area having a chimney breast with a raised quarry tiled hearth, inset solid fuel stove and built in cupboard to the side; quarry tiled floor and inset downlighters to the ceiling. This in turn opens out into the kitchen which is fitted with a range of wall, base and drawer units, including a free standing dresser unit, providing a good level of storage and having butchers block work surfaces with inset sink and drain unit with brush metal swan neck mixer tap and tiled splash backs; free standing gas and electric range; integrated dishwasher, washing machine and eye level microwave; continuation of the quarry tiled floor and inset downlighters to the ceiling and a further door leading to:

### **SITTING ROOM**

18'10" x 11'11" (5.74m x 3.63m)

A well proportioned light and airy space which benefits from two pairs of French doors leading out into the rear garden giving a pleasant outlook. The room also having attractive stripped wood flooring, deep skirtings and access to a useful under stairs storage cupboard.

Returning to the kitchen a further stripped pine door leads through into:

### **BOOT ROOM**

6'5" x 4'10" (1.96m x 1.47m)

A useful space providing cloaks hanging, having a quarry tiled floor, inset bristle mat, wall mounted Worcester Bosch gas central heating boiler, inset downlighters to the ceiling, composite exterior door to the side and a further door leading through into:

### **GROUND FLOOR SHOWER ROOM**

5'4" x 5'10" (1.63m x 1.78m)

Having a modern three piece suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, close coupled WC and pedestal washbasin; window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH PINE BALUSTRADES RISES TO:

## FIRST FLOOR LANDING

11' x 3'3" (3.35m x 0.99m)

Having a central Velux skylight, access to eye level void above and further pine doors leading to:

## BEDROOM 1

12'10" x 11'9" (3.91m x 3.58m)

A well proportioned double bedroom having an aspect to the front; built in wardrobes, overhead storage cupboards and low level drawer units; attractive exposed floor boards, deep skirtings, picture rail, over stairs storage cupboard and sash window.

## BEDROOM 2

12'10" x 11'9" (3.91m x 3.58m)

Again a well proportioned double bedroom having an aspect to the front, chimney breast with alcoves to the side, exposed floor boards, deep skirtings, picture rail and sash window.

## BEDROOM 3

12'2" x 11'4" into alcove (3.71m x 3.45m into alcove)

Currently utilised as a first floor reception making use of its attractive 3/4 high double glazed window to the rear which gives a pleasant aspect into the garden. However the room would provide a further double bedroom having built in wardrobes, vanity area to the side with low level cupboard and inset washbasin, overhead storage cupboards above, deep skirtings and picture rail.

## BEDROOM 4

12'3" into alcove x 11'10" (3.73m into alcove x 3.61m)

Again a double bedroom with a pleasant aspect into the rear garden, having built in wardrobe with overhead storage cupboard, alcove to the side with built in vanity unit with inset washbasin, deep skirtings, picture rail and 3/4 height double glazed window overlooking the rear garden.

## BATHROOM

8'3" x 6'8" (2.51m x 2.03m)

Having a white suite comprising tile panelled enamel bath with chrome mixer tap and integral shower handset, close coupled WC and pedestal washbasin with tiled splash backs; shaver point, built in airing cupboard which also houses the hot water cylinder and sash window overlooking the rear garden.

## EXTERIOR

The property occupies a pleasant, established, level plot which is generous by modern standards, benefitting from a southerly rear aspect with the rear garden lying in the region of 100 ft. in length.

The property is set back from the lane behind a traditional brick wall and wrought iron railing frontage with a central pathway leading to the main entrance and the property's attractive

double fronted facade. The remainder of the garden is laid to lawn with established borders. A driveway to the side provides off road car standing for numerous vehicles and in turn leads to a well stocked, enclosed, garden at the rear having an initial paved terrace leading onto a central lawn which is gain well stocked with a range of trees and shrubs including fruit trees and a vegetable garden, having a southerly aspect and encompassing a aluminium framed greenhouse and useful shed. Located to the side of the property is a range of period brick outbuildings which could provide additional potential subject to necessary consents but in their current guise create fantastic storage or workshop space.

## FORMER WASH HOUSE

13'8" x 13' (4.17m x 3.96m)

Having a brick floor and pitched roof.

## OUTSIDE WC/UTILITY SPACE

6'2" x 4'9" (1.88m x 1.45m)

Having WC and space for a further appliance.

## WORKSHOP

18' x 11'6" (5.49m x 3.51m)

Again having a pitched roof with exposed trusses, brick floor and additional room at the rear providing further storage or workshop space.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

## TENURE

Freehold

## ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property is located within the village conservation area.

## 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/>

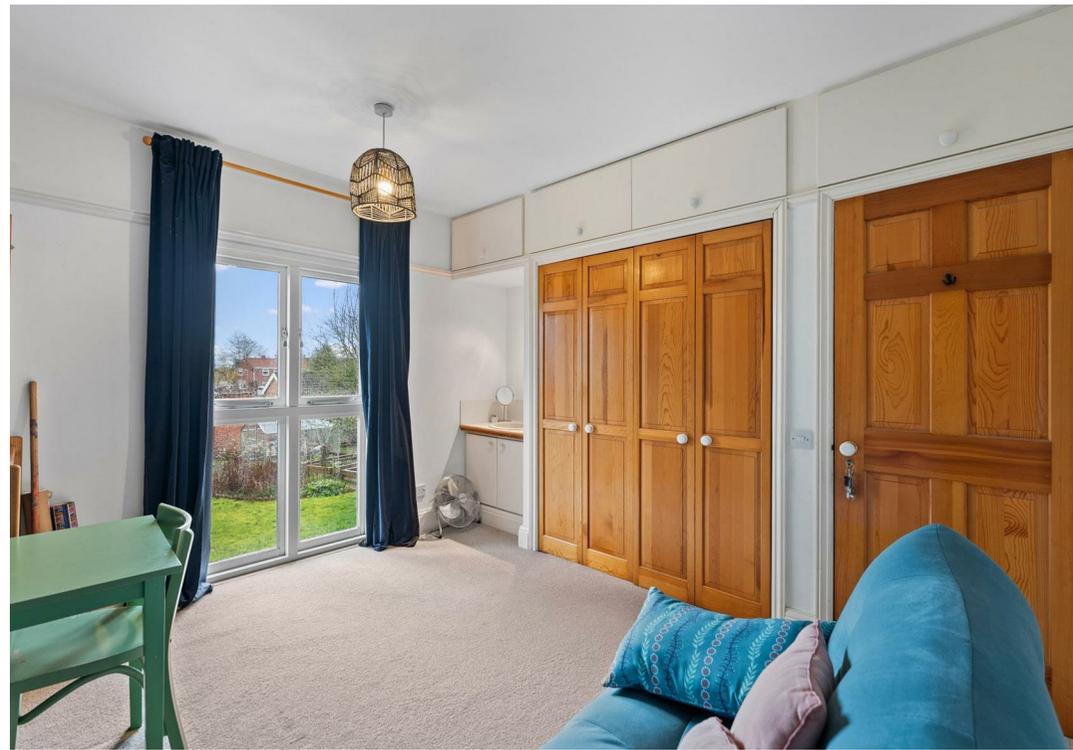
Planning applications:-

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



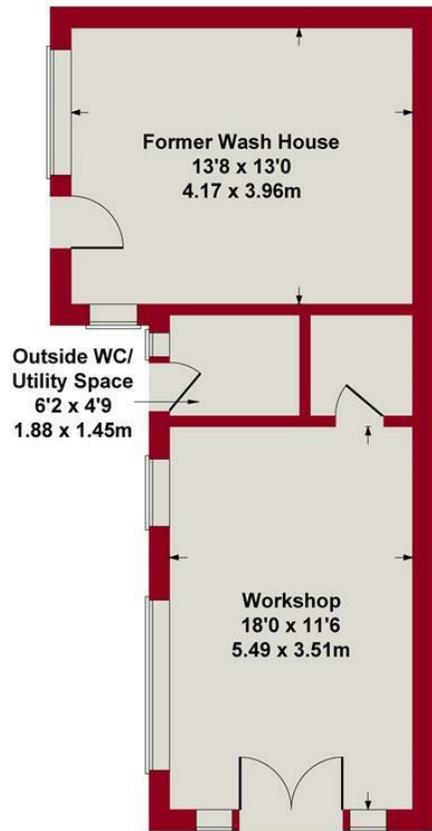




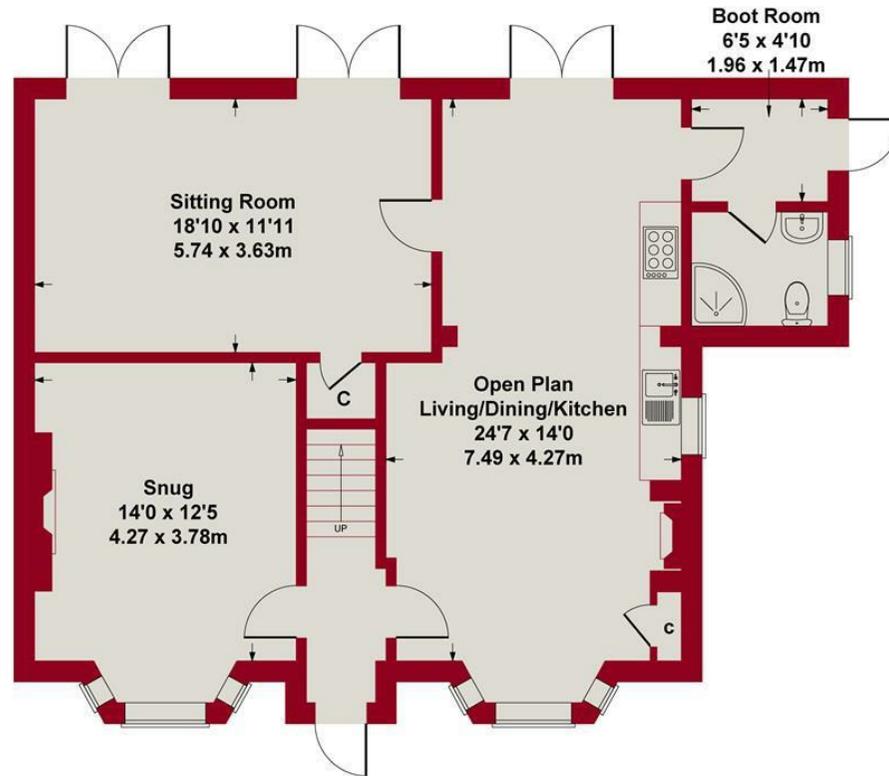




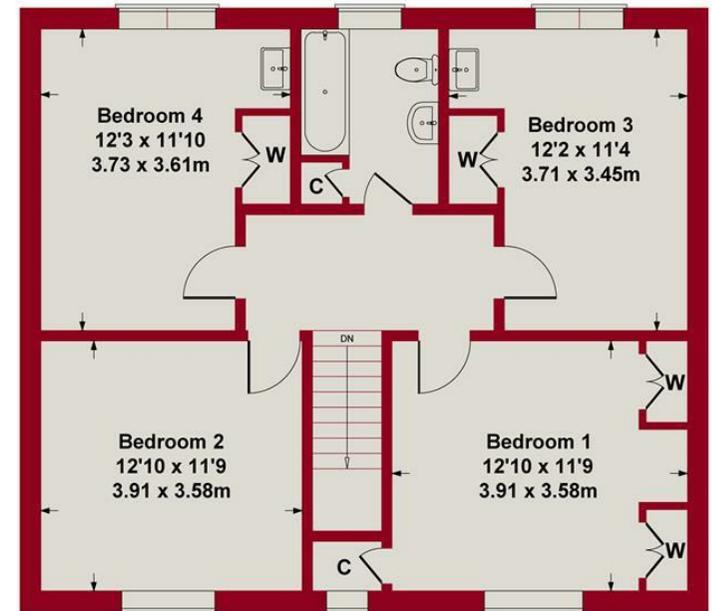




**OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Surveyors, Estate Agents, Valuers, Auctioneers