

38 Browns Lane, East Bridgford,
Nottinghamshire, NG13 8PL

Offers Around £499,950

Tel: 01949 836678

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Character Cottage
- 4 Bedrooms
- 2 Bath/Shower Rooms
- South Facing Rear Garden
- No Upward Chain
- Deceptive Level Of Accommodation
- 4 Receptions
- Utility & Ground Floor Cloak Room
- Secluded Location
- Viewing Highly Recommended

An opportunity to purchase a really interesting individual part attached period cottage that has been extended and reconfigured over the years to create a fascinating and unique home within this highly regarded and much sought after village.

The property is tucked away on a quiet backwater which benefits from an established plot with a southerly rear aspect across to the village tennis courts, off road parking, a well stocked cottage style garden at the rear and a low maintenance courtyard area to the front.

Internally the property offers a versatile layout providing up to four bedrooms, the first and second bedrooms benefitting from Jack n' Jill ensuite facilities, and a separate main bathroom. To the ground floor the property boasts four main reception areas as well as a central dining kitchen, ground floor cloak room and utility.

The property offers a wealth of character and is offered to the market with no upward chain. Although requiring some general modernisation the property provides a blank canvas for those wishing to place their own mark on a home.

Overall this is a truly individual home in a delightful setting with viewing coming highly recommended to appreciate both the location, accommodation and potential on offer.

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 PAIR OF DOUBLE DOORS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL/PORCH

7' x 4'11" max (2.13m x 1.50m max)
Having multi paned windows overlooking the rear garden, staircase rising to the first floor and further doors leading to:

SNUG

12'6" x 10'8" (3.81m x 3.25m)
A versatile reception space ideal as a cosy snug having chimney breast with inset contemporary solid fuel stove with alcove beneath, further shelved alcoves to the side and windows overlooking the rear garden.

DINING ROOM

13' x 13' (3.96m x 3.96m)
A versatile space lying adjacent to the kitchen making it ideal for formal dining, having a dual aspect with windows to the front and rear, shelved alcove, exposed pine floorboards and a further cottage latch door leading through into:

STUDY

10'3" x 13'2" (3.12m x 4.01m)
Again a versatile space that's previously been utilised as a home office but does gives access into a utility room that could offer scope for conversion into a ground floor shower allowing this room to potentially be used as a ground floor bedroom. The room having double glazed French doors into a courtyard garden at the front and a sliding door into:

UTILITY ROOM

9'9" x 4'6" (2.97m x 1.37m)
Having fitted wall and base units, stainless steel sink and drain unit, plumbing for washing machine and space for further free standing appliances.

Returning to the dining room an open doorway leads through into:

KITCHEN

12' x 12'10" (3.66m x 3.91m)
Being large enough to accommodate a small dining or breakfast table; the kitchen fitted with a range of wall, base and drawer units with hand painted door fronts and U shaped configuration of preparation surfaces; inset twin bowl sink and drain unit; integrated appliances include Neff oven and four ring gas hob; plumbing for dishwasher, space for free standing fridge, windows to both front and rear elevations and exterior door.

A further cottage latch door leads through into:

LIVING ROOM

17'11" x 9'6" (5.46m x 2.90m)
Benefitting from a dual aspect with windows to the front and rear as well as giving access out into the rear garden; having part pitched ceiling, exposed floor boards and a further pocket door leading into:

GROUND FLOOR CLOAK ROOM

9'9" max x 3'8" max (2.97m max x 1.12m max)
Having a two piece suite comprising close coupled WC and pedestal washbasin; tongue and groove effect panelled walls, shaver point and window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having windows to two elevations and further cottage latch doors leading to:

BEDROOM 1
12'7" x 10'11" (3.84m x 3.33m)
A well proportioned double bedroom having aspect into the rear garden and access into Jack n' Jill ensuite facilities; chimney breast with alcoves to the side, double glazed window and a further door leading into:

ENSUITE SHOWER ROOM
10' x 5'9" (3.05m x 1.75m)
Having a suite comprising double length shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and vanity unit with round bowl washbasin; tiled and mirrored splash backs and pitched roof with inset skylight.

A further door gives Jack n' Jill access into:

BEDROOM 2
11'7" x 10'5" (3.53m x 3.18m)
Having pitched ceiling with exposed timbers, dual aspect with skylights to the front and rear, built in cupboards and window to the front.

BEDROOM 3
9'5" x 10'2" (2.87m x 3.10m)
A further double bedroom having an aspect into the garden, over stairs cupboard and access to loft space.

BEDROOM 4
12' max x 9' max (3.66m max x 2.74m max)
An L shaped double bedroom having a dual aspect with windows to the side and rear.

BATHROOM
8'10" x 6'6" (2.69m x 1.98m)
Having a suite comprising a double ended bath with wall mounted taps and further shower mixer handset over, WC with concealed cistern and wall mounted washbasin; contemporary towel radiator and window to the rear.

EXTERIOR
The property occupies a pleasant position tucked away towards the end of this small lane right at the heart of this well regarded village. The property offers gardens to the front and rear with an initial courtyard garden well stocked with a variety of shrubs and a canopied porch leading to the entrance door and further French doors into the study. This area could potentially provide vehicular standing with another area at the rear that could provide a further parking space. The rear garden offers an excellent degree of privacy and benefits from a south to westerly aspect; having an initial paved terrace leading into a lawned area with established trees and shrubs and a hedged perimeter. Although the garden is likely to require some general maintenance it's stocked with an abundance variety of trees and shrubs and provides potential for a stunning cottage garden ideal for the keen gardener.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band E

TENURE
Freehold

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










Hotpoint






































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GROUND FLOOR

FIRST FLOOR

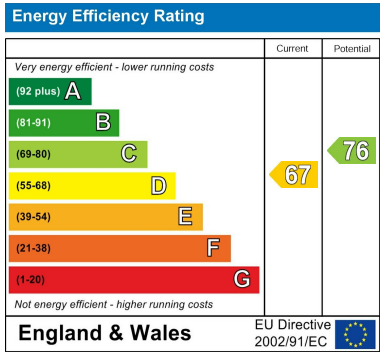
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

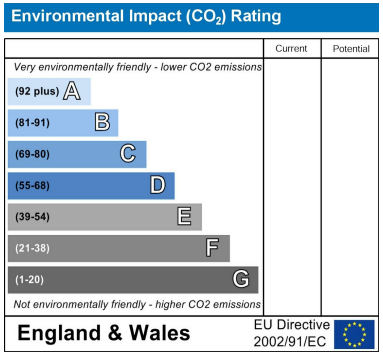
All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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