



103 Main Street, East Bridgford,
Nottinghamshire, NG13 8NH

£295,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Period End Terraced Cottage
- Wealth Of Character
- Generous Rear Garden
- Useful Outdoor Utility & Store
- Viewing Highly Recommended
- 2 Double Bedrooms
- Off Road Parking
- Tastefully Appointed
- Well Regarded Village

We have pleasure in offering to the market this charming, period, end terraced cottage located within this well regarded village on a pleasant established plot with ample off road parking to the front and extensive garden at the rear which approaches 170 ft. in length.

Internally the property offers a versatile layout that has been tastefully refurbished, benefitting from attractive double glazed sash windows and a beautifully appointed modern but traditional style bathroom suite; attractive features such as a log burner to the sitting room, reclaimed stripped pine doors and tasteful decoration. The accommodation comprises an initial entrance hall which leads through into a breakfast kitchen with a dual aspect, fitted units and appliances and useful under stairs pantry; a main sitting with aspect to the front and a chimney breast with inset log burner and a newly installed, traditional style bathroom, off the initial entrance hall. To the first floor there are two double bedrooms.

It is also worth noting the property has had previous planning permission (recently lapsed) approved for a two story extension to the rear, providing an additional bedroom and first floor bathroom, as well a generous open plan kitchen. Although this would need reapplication, it does suggest further onward potential for those who see it as a long term home.

As well as the internal accommodation the property occupies a deceptive plot set back behind a frontage that has been landscaped to provide off road parking. A pathway continues to the rear where there is a garden providing a fantastic outdoor space and also incorporating a useful brick store housing a utility and storage space.

Overall this is an excellent opportunity to purchase an interesting period home perfect for single or professional couples or those downsizing from larger dwellings, all within walking distance of the heart of this well served village. Viewing comes highly recommended to appreciate both the location and accommodation 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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

5'2" x 4'1" (1.57m x 1.24m)

A useful entrance vestibule having cloaks hanging space, window to the front and a stripped pine door leading through into:

DINING KITCHEN

11'1" x 8'6" (3.38m x 2.59m)

A pleasant space tastefully appointed with a range of cottage style base units and U shaped configuration of marble effect laminate work surfaces with inset ceramic sink and drain unit with swan neck mixer tap and tiled splash backs; integrated appliances include recently installed dishwasher, fridge freezer and free standing gas and electric cooker; useful under stairs storage cupboard providing a useful walk in pantry and storage measuring approx. 6'6" x 2'2" (2m x 68cm); traditional style column radiator, turning staircase rising to the first floor landing, windows to two elevations and a further stripped pine door leading to:

SITTING ROOM

11'5" x 11'4" (3.48m x 3.45m)

A pleasant reception having aspect to the front; the focal point being chimney breast with period style fire surround and mantle, tiled hearth, inset solid fuel stove and alcoves to the side; corniced ceiling, picture rail, sash window to the front and exterior door leading out onto the drive.

Returning to the initial entrance hall a further stripped pine door leads through into:

GROUND FLOOR BATHROOM

8'11" x 6'2" (2.72m x 1.88m)

Tastefully appointed with a three piece suite comprising ball and claw bath with centrally mounted mixer tap with integral shower handset, further wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, close coupled WC and vanity unit providing useful storage with washbasin over and free standing mixer tap; combination column towel radiator and window to the side.

RETURNING TO THE KITCHEN A SLIDING PINE DOOR GIVES ACCESS INTO THE STAIRWELL WHERE A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:

BEDROOM 1

11'4" x 11' (including wardrobes) (3.45m x 3.35m (including wardrobes))

A double bedroom having aspect to the front; built in wardrobes and overhead storage cupboard, central chimney breast, panel effect wall and sash window.

BEDROOM 2

10'11" x 8'10" (3.33m x 2.69m)

A further double bedroom having aspect into the rear garden.

EXTERIOR

2 x 0.68

The property occupies a pleasant and deceptive plot, set well back behind a frontage which has been landscaped to maximise off road parking with space for two vehicles; established borders and EV charging point. A pathway to the side continues to the rear of the property where there is access to the main entrance hall and continues into an established garden; having initial brick outbuilding providing a useful utility and storage space and wood store. The rear garden is approximately 170' in length; mainly laid to lawn and are well stocked with established trees and shrubs providing a pleasant outdoor space, particularly for the keen gardener.

NB. There is shared pedestrian access to the rear of the adjoining cottages.

OUTBUILDING

Providing a useful utility space and tool shed.

UTILITY SPACE

7'9" x 5'6 (2.36m x 1.68m)

Having wall and base units, L shaped configuration of work surfaces, plumbing for washing machine, space for tumble dryer and consumer unit.

TOOL SHED

5'11" x 3' (1.80m x 0.91m)

Providing useful storage.

PRIOR PLANNING PERMISSION

It is also worth noting the property has had previous planning permission (recently lapsed in February 2026) approved for a two story extension to the rear, providing an additional bedroom and first floor bathroom, as well a generous open plan kitchen. Although this would need reapplication, it does suggest further onward potential for those who see it as a long term home. Further details can be found at Rushcliffe's Planning Portal under ref:- 23/00277/FUL.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

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

There is a shared pedestrian access to the side and rear of the cottages.

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>













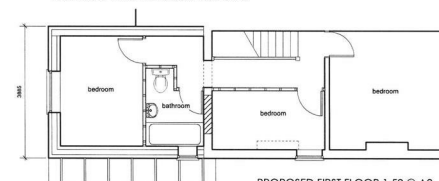
PROPOSED NORTH ELEVATION 1:50 @ A2



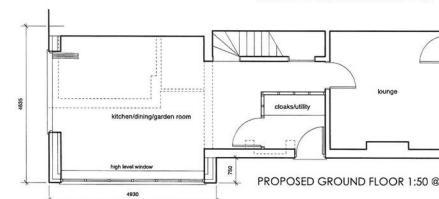
PROPOSED WEST ELEVATION 1:50 @ A2



PROPOSED SOUTH ELEVATION 1:50 @ A2



PROPOSED FIRST FLOOR 1:50 @ A2



PROPOSED GROUND FLOOR 1:50 @ A2

IAN WALTON DESIGNER

project 103 Main Street
East Bridgford
NG17 8NF
drawing PROPOSED PLANS & ELEVATIONS
date Jan 2023 scale 1:50 @ A2
drawing no AE-23-P02

IAN WALTON BA(Hons) Dip
417 MANSFIELD ROAD
NOTTINGHAM NG1 2UP
TEL 07970 510531
email ian@ianwaltondesigner.co.uk



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.

Produced by Potterplans Ltd. 2026





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		
	71	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers