

Emma Terry Homes

moving made personal



Well Cottage Lingwood Lane

Woodborough, Nottingham, NG14 6DY

Offers over £435,000



Well Cottage Lingwood Lane, Woodborough, Nottingham NG14 6DY

Emma Terry Homes are proud to present this charming four-bedroom cottage on Lingwood Lane, offering a rare opportunity to acquire a home full of character and potential in the sought-after countryside setting of Woodborough.

Set on a generous plot between the picturesque villages of Woodborough and Lambley, this delightful property blends original features with spacious interiors, making it perfect for those looking to create their dream home. The welcoming entrance leads to a cosy kitchen-diner with bespoke cabinetry and countryside views, a characterful double aspect living room, and a sun room that opens out onto a beautifully landscaped garden — ideal for enjoying the peaceful surroundings.

Upstairs, the landing connects four well-proportioned bedrooms, complemented by a four-piece family bathroom. Outside, the home benefits from parking at the front and side, a detached garage with adjoining shed, and expansive gardens featuring lawns, patios, and mature planting.

The wonderful Woodborough community is known for its welcoming atmosphere, village amenities, and vibrant local events — this enchanting cottage offers not just a home, but a lifestyle. With excellent transport links and countryside charm, it is truly a rare find.



PORCH 5'2" x 6'2" (1.58 x 1.90)

Entrance door to property and windows surround.

ENTRANCE HALL

A central heating radiator, UPVC double glazed window to front, doors through to WC, utility room and kitchen/dining area and stairs to first floor.

WC 5'9" x 7'3" (1.77 x 2.23)

A low level flush WC, wash hand basin in vanity unit, built-in cloak cupboards, a central heating radiator and a UPVC double glazed obscure window to side.

KITCHEN/DINER

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, space for fridge, space for oven, feature fireplace, built-in storage cupboards, a central heating radiator, UPVC double glazed window to side and doors through to living room and sunroom.

LIVING ROOM 19'4" x 14'0" (5.91 x 4.29)

Two central heating radiators, a feature fireplace, UPVC double glazed window to side and UPVC double glazed window to rear.

SUNROOM 19'2" x 9'10" (5.85 x 3.02)

Two central heating radiators and French doors to rear patio area.

UTILITY ROOM 16'4" x 11'5" (4.99 x 3.49)

A central heating radiator, fitted storage units, space for washing machine and dryer, UPVC double glazed window to front and door to rear.

LANDING

A UPVC double glazed window to front, built-in storage cupboard and doors through to bedroom 1, 2, 3, 4 and bathroom.

BEDROOM 1

18'0" x 14'2" (5.49 x 4.33)

Three central heating radiators, fitted wardrobes and UPVC double glazed window to side and UPVC double glazed window to rear.

BEDROOM 2

10'2" x 9'11" (3.11 x 3.04)

A central heating radiator, two built-in storage cupboards, feature fireplace, wash hand basin in vanity unit, two UPVC double glazed windows to front and a UPVC double glazed window to rear.

BEDROOM 3

10'2" x 10'0" (3.11 x 3.06)

A central heating radiator, built-in storage cupboard, feature fireplace and UPVC double glazed window to rear.

BEDROOM 4

8'9" x 10'3" (2.69 x 3.13)

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

BATHROOM

Low level flush WC, bidet, wash hand basin, bath with mixer tap and hand-held showerhead, separate shower cubicle, a central heating radiator and a UPVC double glazed window to side.

GARAGE

18'11" x 12'2" (5.79 x 3.73)

Power and electrics.

ADJOINING SHED

4'11" x 12'2" (1.51 x 3.72)

Providing extra storage space.

FRONT

Off-street parking to front and side of property, access to garage and gated access to rear.

REAR

A generous garden plot with paved patio area, raised garden beds, lawn areas, a variety of mature trees, shrubs and bushes, external tap, access to garage and shed and gated access to front.









Road Map



Hybrid Map



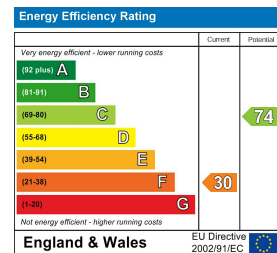
Terrain Map



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



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.