



**The Hollies, 20 Manor Road, Easthorpe,
Bottesford, Nottinghamshire, NG13 0DU**

Guide Price £400,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Former Farmhouse
- 2 Receptions
- Highly Regarded Location
- Gardens to Three Sides & Small Barn
- Interesting Opportunity
- 4 Bedrooms
- Accommodation iro 1,600 sq ft
- Further Potential
- Walking Distance to Amenities in Bottesford

An interesting opportunity to purchase an individual detached traditional former farmhouse that was extended in the 1970's and provides just in excess of 1,600 sq ft of accommodation and subject to consent could offer further scope to extend the accommodation further. The current layout provides a typical linear configuration with the majority of the rooms offering dual aspects. Comprising of two main receptions, dining kitchen with large walk-in pantry and ground floor cloakroom. In addition from the main hallway is a small cellar and initial entrance porch. To the first floor are four bedrooms, all large enough to accommodate double beds and a well proportioned main bathroom.

The property benefits from gas central heating and UPVC double glazing, with reasonably modern fittings and in reality the property is a blank canvas and could provide the basis for an excellent home within this highly regarded and well placed village.

As well as the accommodation on offer, the property occupies a plot with gardens to three sides extending to approx 0.25 acre including a small barn which could provide additional scope as a workshop or possible conversion (subject to consent) as a garden room or office. It's worth noting there is an application in place to provide a driveway off Manor Road which will provide a good level of off road parking. Gardens are mainly laid to lawn, with a hedged perimeter frontage.

The property would certainly suit those with a higher budget looking to create an interesting home to their own specification.

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

ATTRACTIVE ENTRANCE DOOR GIVES ACCESS INTO AN INITIAL ENCLOSED

STORM PORCH

With further door leading through into the main;

ENTRANCE HALL

Having central heating radiator, access to half cellar beneath the staircase providing useful

storage.

Further doors lead to;

SITTING ROOM

14'0 x 13'0 (4.27m x 3.96m)

A pleasant dual aspect reception having double glazed windows to both the front and rear. chimney breast, central heating radiator.

DINING ROOM

13'9 12'8 (4.19m 3.86m)

Benefitting from a dual aspect with double glazed windows to the front and rear, central heating radiator.

Further door leading to the;

DINING KITCHEN

16'7 x 12'9 (5.05m x 3.89m)

Fitted with a range of base units and wall cupboards, work surfaces, stainless steel sink unit, central heating radiator, double glazed window to the front and rear.

Further door leading to;

WALK-IN PANTRY

10'2 x 7'7 (3.10m x 2.31m)

A generous space providing an excellent level of storage, wall-mounted shelves, window to the front.

FROM THE KITCHEN A FURTHER DOOR GIVES ACCESS INTO THE;

REAR ENTRANCE PORCH

Having stable door into the garden.

Further door leading to the;

GROUND FLOOR CLOAKROOM

Having close coupled WC, wash basin and window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL, A DOG LEG STAIRCASE ASCENDS TO THE;

FIRST FLOOR LANDING

Having a full length landing running the front and gives access to;

BEDROOM 1

14'6 x 13'2 (4.42m x 4.01m)

Having pleasant dual aspect, double glazed windows to the front and side, chimney breast with period fire place.

BEDROOM 2

14'10 x 9'11 (4.52m x 3.02m)

A further double bedroom, having central heating radiator, double glazed window to the rear.

BEDROOM 3

13'0 x 10'0 (3.96m x 3.05m)

A double bedroom with dual aspect, having central heating radiator.

BEDROOM 4

9'10 x 7'9 (3.00m x 2.36m)

Having central heating radiator, double glazed window to the rear.

BATHROOM

9'8 x 8'9 (2.95m x 2.67m)

A generous room with a relatively modern suite comprising of shower wet area with electric shower over, bath, wash hand basin, and close coupled WC, built-in storage cupboard, central heating radiator.

EXTERIOR

The property occupies a pleasant position within this highly regarded village, set back from Manor Road behind an established hedged and fenced frontage, behind which lies a mainly lawned garden which runs to both the side and rear, with the total plot lying in the region of 0.24 acre

REAR GARDEN

The rear garden runs into part of what was formerly the crew yard, currently gravelled but can provide a blank canvas for the keen gardener looking to establish over time.

SINGLE STOREY BARN

29' x 17' (8.84m x 5.18m)

Located within the rear garden off the old crew yard is an attractive single storey brick and pantiled former stable block which currently provides an excellent level of storage or workshop space and subject to consent could offer scope to convert into an outside office, although it is worth noting there will be an uplift covenant placed on this building should residential planning for a separate dwelling ever be achieved. Further details upon request.

BEST OFFERS

As you are aware we have a number of offers on the above property and our clients have requested that best and final offers in writing are submitted by 10am on Wednesday 23rd June 2021.

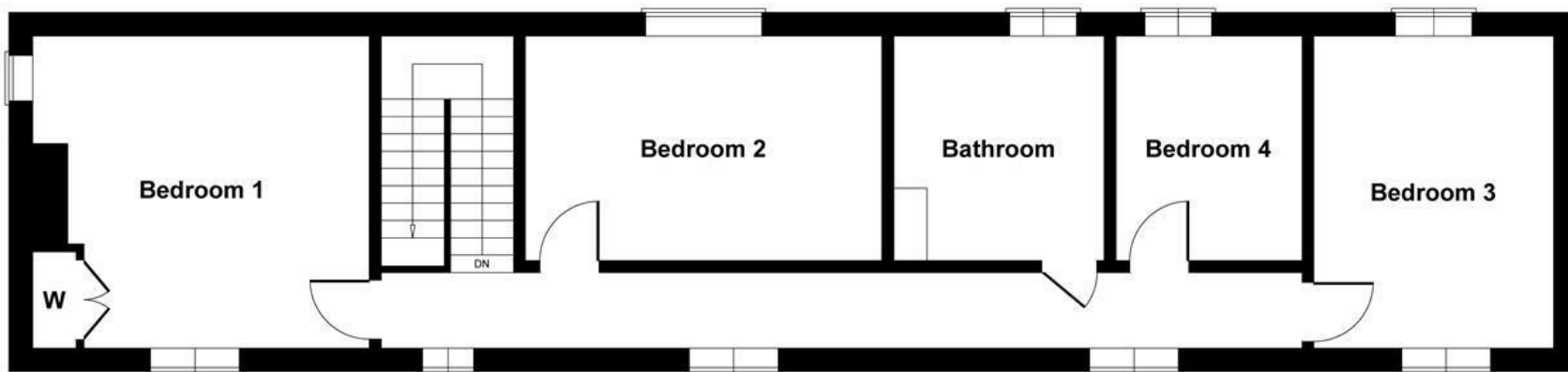
Please therefore submit your offer in writing in a sealed envelope with "Best and Final Offer for The Hollies" clearly written on the front, to be posted or hand delivered to our office at 10 Market Street, Bingham or emailed to jessica@richardwatkinson.co.uk with the subject marked as "Best offer for The Hollies" prior to the deadline.

Please state your name/s and full contact details together with the sum offered and what you would expect to be included in that offer. Would you also include full details of your purchasing position, eg whether your offer is dependent on the sale of another property with chain details if appropriate, if you have nothing to sell, in rented etc. Would you also please include details of how you intend to fund the purchase of the property, ie do you require a mortgage and if so have your mortgage arrangements been approved in principal and with which lender, if you are paying cash please state where that money currently is e.g. bank or building society account and is there a notice period required to withdraw, are you borrowing from friends, family etc. Please include evidence as appropriate ie copy of mortgage offer or bank statements etc.

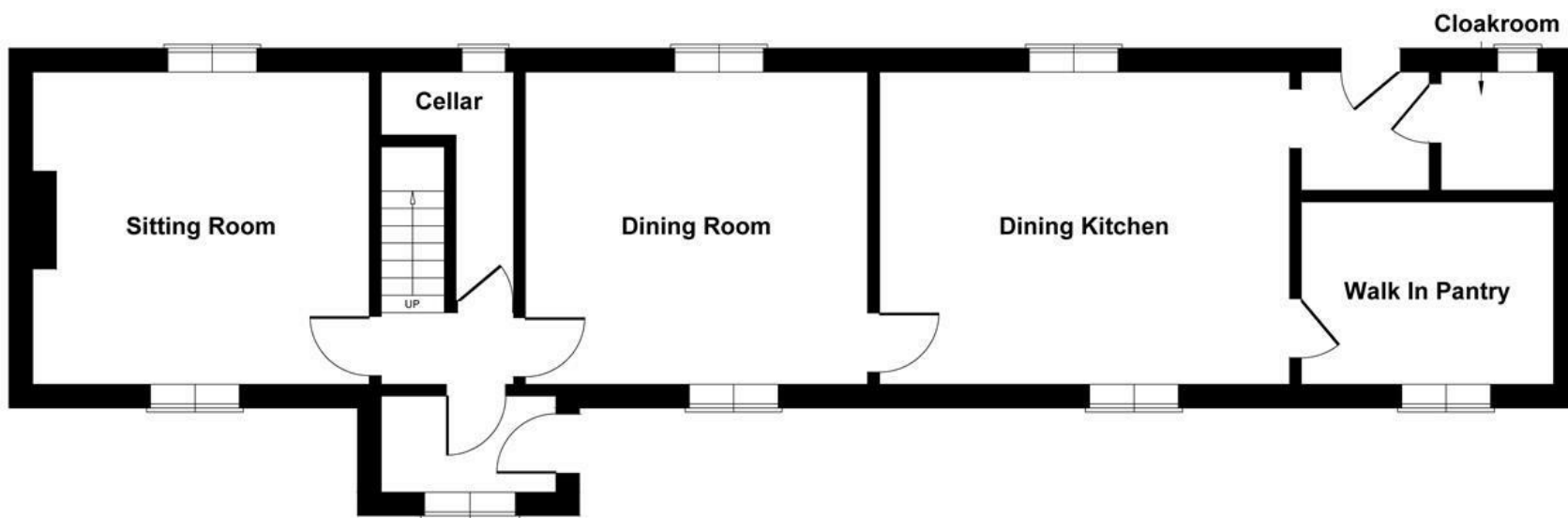
Please also mention any other details about yourself, your position or the property which you think may be relevant to the transaction.

All offers will be submitted to our client just after the stated time and we will notify all parties when a decision has been made, which is likely to be the following day





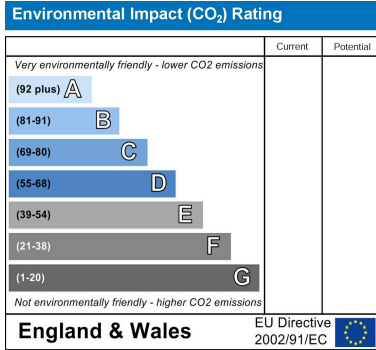
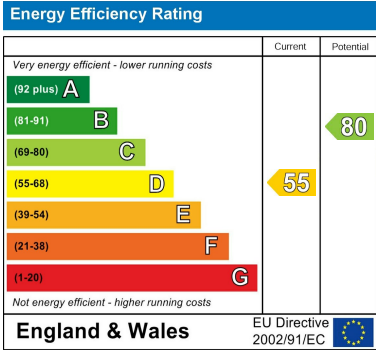
FIRST FLOOR



GROUND 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.



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



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