

JOHNSONS & PARTNERS

Estate and Letting Agency



3 PECK LANE, GUNTHORPE

NOTTINGHAM, NG14 7EX

£535,000



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Positioned in the heart of Gunthorpe Village on the sought-after Peck Lane, lies a remarkable opportunity for developers, self-builders, and visionaries alike. Introducing a substantial four-bedroom detached home, perfectly positioned on a generous plot with an expansive driveway and double garage, this property is truly an exceptional find.

Currently undergoing a transformation, the renovation has been partially completed with the utmost care, featuring new windows, doors, and stunning bi-fold doors that invite natural light to flood the space. The external rendering has been applied, and all structural steels are firmly in place, making this the ideal canvas for those eager to bring their unique vision to life.

Boasting a clever layout that promotes both privacy and social interaction, the property includes two well-proportioned bedrooms on the ground floor, alongside two additional bedrooms on the first floor. The principle bedroom is a highlight, offering incredible potential to become a luxurious sanctuary.

The heart of the home is the large open plan kitchen, dining, and living area, providing a versatile space that's perfect for entertaining or relaxing with family. A practical utility room complements the layout, ensuring that functionality matches the home's aesthetic appeal.

With three parking spaces, this large detached house is an amazing opportunity that demands attention. Whether you're looking to create your dream home or invest in a lucrative project, viewings are strongly advised to fully appreciate the immense potential that awaits at Peck Lane, Gunthorpe.

Don't miss out on the chance to own a slice of Gunthorpe's charm – contact us today to schedule your viewing and embark on your journey to realising your property aspirations.

Entrance Hallway

Open Plan Kitchen, Dining and Living

Utility Room

Bedroom & En-Suite

Bedroom

Ground Floor WC

First Floor Landing

Principle Bedroom

Bathroom

Bedroom

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council
- Tax Band TBC

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

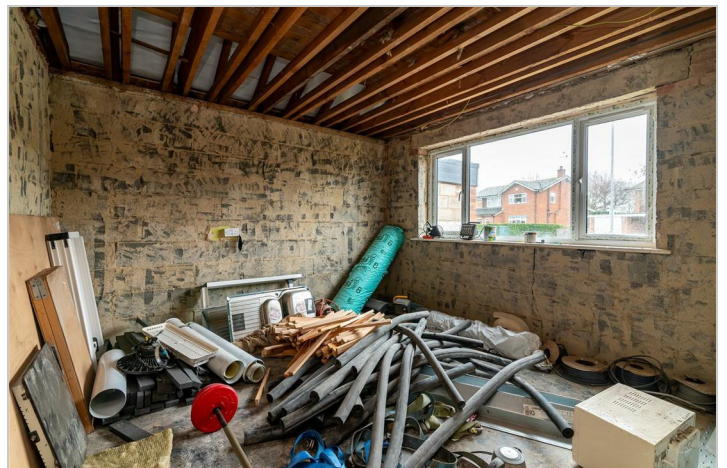
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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