

JOHNSONS & PARTNERS

Estate and Letting Agency



66 MAIN STREET, GUNTHORPE

NOTTINGHAM, NG14 7EU

£510,000



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An Attractive Individual Family Home in a Prime Trentside Position

Occupying a prominent position on Main Street in the heart of the pretty village of Gunthorpe, this superbly appointed individual home offers spacious, versatile accommodation that is ideal for modern family living.

The property is entered via a large, welcoming entrance hall that sets the tone for the bright and well-proportioned rooms throughout. To the front lies a generous lounge, while a versatile second reception room (currently used as a family room) provides excellent flexibility. The modern breakfast kitchen is fitted with integrated appliances and opens conveniently to a useful utility room. Beyond this, a superb open-plan garden room spans the rear of the house, flooded with natural light thanks to French doors and Velux skylights - the perfect space for relaxed family living and entertaining. A ground floor cloakroom completes the downstairs.

Upstairs, an attractive galleried landing leads to four good-sized bedrooms. The principal bedroom benefits from a stylish modern en-suite shower room, while the family bathroom serves the remaining bedrooms.

Outside, a gated driveway provides ample parking, leading to a double garage. To the rear is a well-established private garden that offers a peaceful retreat with a good degree of seclusion.

Gunthorpe is a thriving, friendly Trent side village with a strong community spirit. It boasts an excellent small primary school, well-regarded bars and restaurants ranging from relaxed family venues to finer dining, and beautiful riverside walks along the River Trent and surrounding countryside.

[Entrance Hall](#)
[Breakfast Kitchen](#)
[Utility Room](#)
[Lounge](#)
[Garden Room](#)
[Office/Family Room](#)
[Ground Floor W/C](#)
[First Floor Galleried Landing](#)
[Bedroom One](#)
[En-Suite](#)
[Bedroom Two](#)
[Bedroom Three](#)
[Bedroom Four](#)
[Bathroom](#)
[Double Garage](#)

Move Plus AML

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band F

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 or Leasehold]

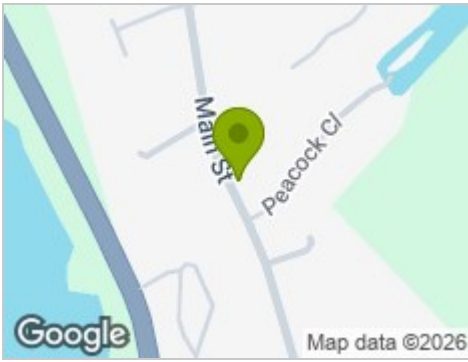
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



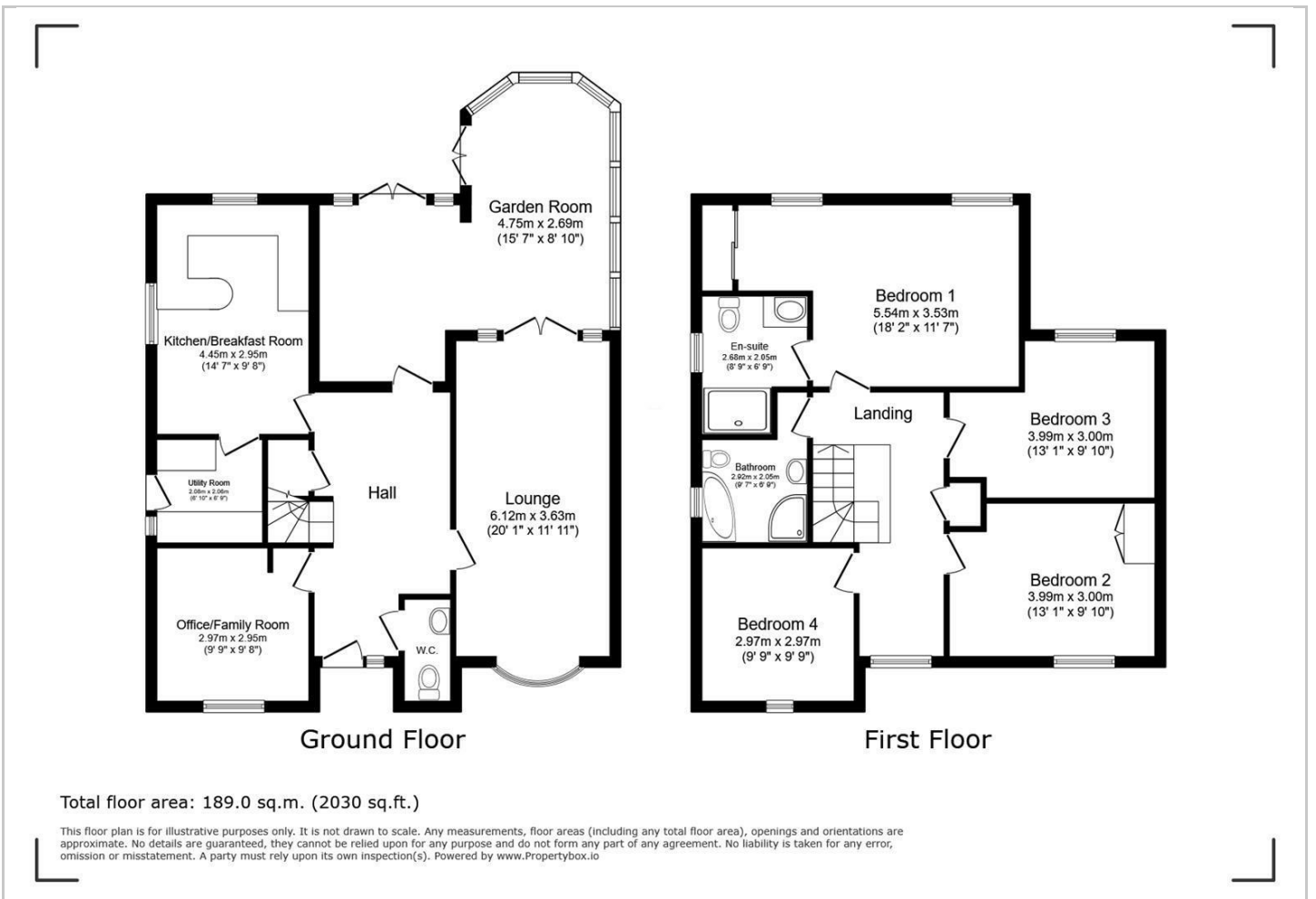
Hybrid Map



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



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.