

# JOHNSONS & PARTNERS

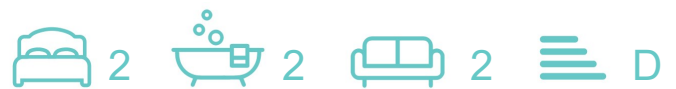
Estate and Letting Agency



## OLD MAIN ROAD, BULCOTE

NOTTINGHAM, NG14 5GU

£425,000



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**\*\*Ivyleaf Cottage, Old Main Road, Bulcote, Nottingham, NG14 5GU\*\***

Nestled in the picturesque village of Bulcote, Ivy Leaf Cottage is a truly enchanting two-bedroom period home, brimming with original features and timeless character. Meticulously presented throughout, this unique cottage offers a rare blend of traditional charm and modern comforts, perfect for buyers seeking something special.

Upon entering, you are greeted by a welcoming hallway leading into the stunning living room, where original terracotta floor tiles, heavy beamed ceilings and a striking feature fireplace with a log burner create a warm and inviting atmosphere. Adjoining the living room is a delightful dining room, ideal for entertaining and family meals, further enhanced by its charming characterful touches.

The galley-style kitchen provides an efficient and attractive workspace, flowing seamlessly into the bright conservatory. Here, you can enjoy tranquil views across the expansive rear garden – a true sanctuary for relaxation or alfresco gatherings.

Upstairs, there are two comfortable bedrooms, including a principal suite with its own en-suite shower room, alongside a beautifully appointed family bathroom.

Outside, the glorious rear garden boasts an outdoor kitchen area, complete with a brick-built BBQ and pizza oven – perfect for summer soirées. Additional features include a small workshop/outbuilding, a car port, garage, and parking for up to three cars.

Ivy Leaf Cottage is an absolute gem, offering charm, space and versatility in a sought-after location. Early viewing is highly recommended to truly appreciate all that this wonderful home has to offer.

### Entrance Hallway

### Living Room

12'3" x 11'8" (3.74 x 3.58)

### Dining Room

9'10" x 7'1" (3.00 x 2.16)

### Kitchen

12'4" x 7'5" (3.76 x 2.28)

### Conservatory

10'11" x 8'8" (3.33 x 2.66)

### First Floor Landing

### Bedroom One

12'2" x 9'6" (3.71 x 2.90)

### En-Suite

6'7" x 5'2" (2.01 x 1.60)

### Bedroom Two

9'11" x 7'5" (3.04 x 2.27)

### Bathroom

7'3" x 6'4" (2.23 x 1.94)

### Workshop/Out-building

### Garage, Carport and Garage

### Grade II Listed

Please note that this property is grade II (2) listed.

### Agents Disclaimer

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

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.

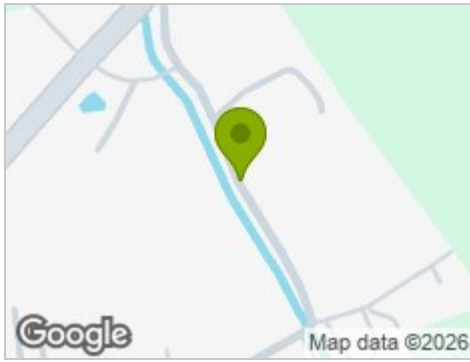
**Third Party Referral Arrangements –** Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



## Road Map



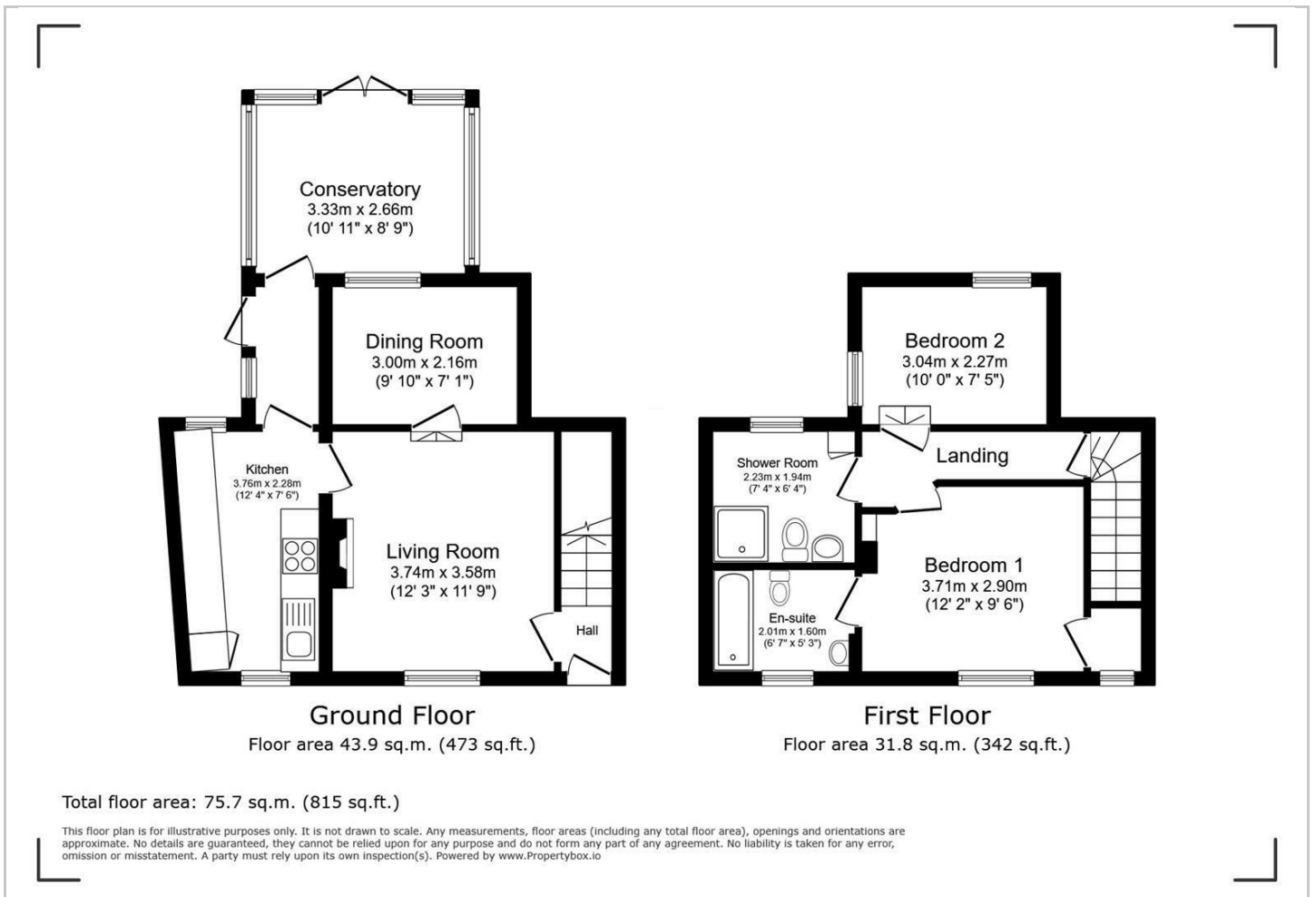
## Hybrid Map



## Terrain Map



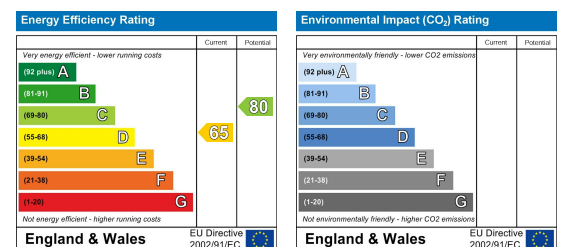
## Floor Plan



## 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.