155 Main Street, Nottingham, NG14 6DD

Guide Price £350,000

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Marriotts

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- Attractive period cottage
- Three reception rooms
- Two double bedrooms
- Sought after location
- Extensive rear garden
- NO UPWARD CHAIN

VIDEO TOURS AVAILABLE An attractive period cottage in the highly regarded village of Woodborough. The property has been well maintained, although is in need of some modernisation and is for sale with no upward chain. Ample block paved drive and 8.6m garage, beyond which is a lovely large lawned garden. The lounge, sitting/dining room and kitchen all have beamed ceilings and in addition, there is a walk-through breakfast area with French doors out to the patio and access to a further reception room/bedroom with shower room and separate toilet. Upstairs there are two double bedrooms and a bathroom and there is also part double glazing and gas central heating.

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Entrance Porch
With wooden latch front entrance door and tiled floor with windows either side and radiator. Glazed panel door leads through to the dining room.

Dining Room
12'4" x 12'0" (3.75 x 3.65)
With original beamed ceiling, double glazed windows to both the front and rear, radiator, three wall light points and door to both the lounge and kitchen.

Lounge
18'6" max x 13'5" (5.65 max x 4.1)
With double glazed window and oriel bay window to the front and double glazed window to the rear. Original beamed ceiling. Stone fireplace with Cornish slate hearth and coal effect electric fire. Stairs to the first floor with understair cupboard and radiator.

Kitchen
12'0" x 8'2" (3.65 x 2.5)
A range of wall and base units with marble effect worktops and matching breakfast bar. Stainless steel sink unit and drainer. Gas cooker point, plumbing for washing machine, beamed ceiling and radiator. Double glazed front and rear windows and door to the second entrance lobby.

Entrance Lobby
Stable door leading out to the patio, door leading through to a utility/store room which houses the Baxi gas boiler and steps then leading up to a walk-through passage/breakfast area which has built-in cupboards, glazed panelled French doors and windows leading out to the patio. Door leading to the separate downstairs toilet with washbasin and radiator. Door then leads to a further reception room/bedroom.

Reception Room/Bedroom
10'2" x 9'2" (3.1 x 2.8)
Windows to both the front and side which overlook the rear garden along with radiator, two wall light points and en-suite shower room which is fully tiled with electric shower and radiator.

First Floor Landing
Loft hatch with ladder into a fully boarded roof space, two double glazed front windows and radiator.

Bedroom 1
12'4" x 12'2" (3.75 x 3.7)
Built-in wardrobes along one wall with overhead storage and a separate built-in airing cupboard. Double glazed front and side windows and radiator.

Bedroom 2
13'5" x 10'10" (4.1 x 3.3)
Built-in wardrobes with overhead storage and vanity washbasin with base cupboard. Two radiators, wall light point and double glazed front window.

Bathroom
8'2" x 8'2" max (2.5 x 2.5 max)
Being half tiled the suite consists of bath, toilet and washbasin with vanity base cupboard. Radiator and rear window.

Outside
Five bar gate leads onto an ample block paved driveway where there are also established shaped borders and flower beds containing a variety of shrubs and seasonal bedding plants. Double doors lead into the GARAGE which has power, side windows and measures 8.6m x 2.7m. Separate wrought iron side gated access leads to a large paved patio/seating area with steps then leading up to the extensive lawned garden with central path. There are shaped established borders, greenhouse and garden shed. The path then leads to a further lawned area and at the top of the garden is a wooden framed composter, further shed and is enclosed with a mature privet hedge to the perimeter.

Tenure
Understood to be Freehold

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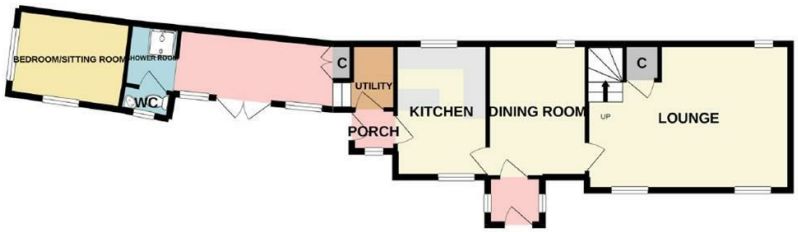
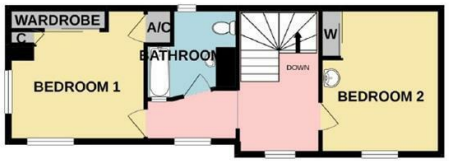
GROUND FLOOR



1ST FLOOR



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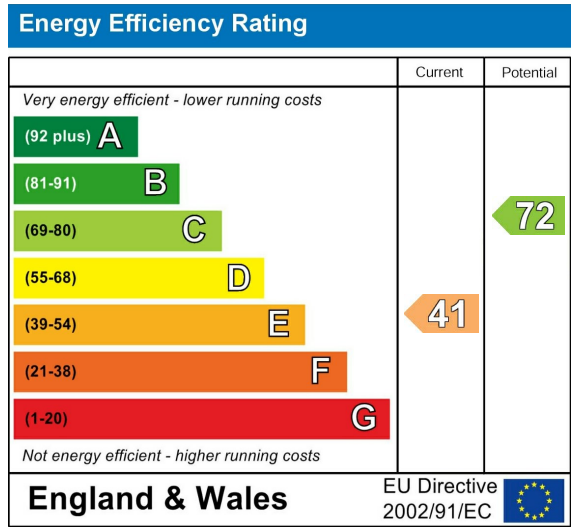

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