

HoldenCopley

PREPARE TO BE MOVED

Gregory Street, Lenton, Nottinghamshire NG7 2LR

Guide Price £550,000 - £595,000

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A RARITY TO THE MARKET...

This semi-detached 18th Century cottage benefits from many original features throughout such as a fireplace, exposed beams and high ceilings throughout which has allowed the character of the property to remain whilst also boasting modern bathroom and kitchen suites. Situated in the popular location of Lenton, which is host to a range of local amenities such as shops, eateries and excellent transport links with both bus and tram links just a stones throw away as well as being near to the University of Nottingham Campus. Internally, the ground floor of the accommodation consists of an entrance hall, a spacious kitchen with a separate utility space and a pantry, a bay fronted living room and a large bedroom serviced by a modern wet room shower suite. To the first floor is the master bedroom complete with bespoke wardrobes, a nursery and a three piece family bathroom. The property also benefits from having an old stable set in the grounds which has been recently converted to a high standard throughout providing an annex which is complete with an entrance hall, a living room with sliding doors to the rear patio, a modern kitchen and a wet room along with a spacious bedroom which occupies the entire first floor. Outside the property benefits from a wrap around well maintained garden with various patio areas to both the front and the rear of the property - ideal for entertaining along with a large driveway for ample off road parking and access into the large garage with additional storage.

MUST BE VIEWED





- Semi-Detached Cottage
- Separate Converted Stables
- Original Features Throughout
- Modern Bathroom Suites
- Excellently Presented
- Off Road Parking
- Wrap Around Garden
- Spacious Garage With Additional Storage
- Sought After Location
- Must Be Viewed





MAIN HOUSE

GROUND FLOOR

Hall

20'11" x 6'2" (6.4 x 1.9)

The entrance hall has Amtico flooring, a radiator, recessed spotlights and provides access into the accommodation

Kitchen/Diner

11'9" x 14'5" (3.6 x 4.4)

The kitchen diner has Amtico flooring, a fitted brick built kitchen unit with a fitted stainless steel double sink with a drainer and mixer taps, space for a freestanding cooker, an integrated extractor hood, a radiator, a TV point, space for a dining table, recessed spotlights, handmade wooden double glazed windows to the front elevation and matching French doors out to the rear garden

Pantry

5'10" x 7'2" (1.8 x 2.2)

This space has Amtico flooring, a range of fitted shelving units, space for an American style fridge freezer and a handmade wooden double glazed window to the rear elevation

Utility Room

4'11" x 6'2" (1.5 x 1.9)

The utility room has tiled flooring, space and plumbing for a washing machine, an externally vented tumble dryer, an extractor fan and a UPVC double glazed wooden door

Living Room

11'9" x 18'0" (3.6 x 5.5)

The living room has carpeted flooring, exposed original beams to the ceiling, two in-built cupboards, a feature fireplace with a brick surround and solid wood mantelpiece, a radiator, a TV point, wall mounted light fixtures and a hand made double glazed bay window to the side elevation

Bedroom

22'11" x 9'6" (7.0 x 2.9)

The third bedroom has carpeted flooring, coving to the ceiling, two radiators, recessed spotlights, a wooden double glazed obscure window to the side elevation and a handmade wooden double glazed bay window to the front elevation

En-Suite

5'6" x 12'9" (1.7 x 3.9)

The en-suite has floor to ceiling tiles with underfloor heating, a low level flush WC, a wall mounted vanity unit with stainless steel mixer taps, a walk in shower enclosure with chrome shower fixtures, a glass shower screen, a heated towel rail and recessed spotlights

FIRST FLOOR

Landing

The landing has carpeted flooring, original wood features, recessed spotlights and provides access to the first floor accommodation

Bedroom One

14'9" x 18'8" (4.5 x 5.7)

The main bedroom has carpeted flooring, a range of bespoke solid wood wardrobes and drawer units, a radiator and handmade wooden double glazed windows to the side and front elevations

Nursery

7'2" x 6'6" (2.2 x 2.0)

This space has carpeted flooring, a radiator, a UPVC double glazed window to the side elevation and has loft access

Bathroom

6'6" x 11'9" (2.0 x 3.6)

The bathroom has decorative tile effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, recessed spotlights, wood panelling, two column radiators with chrome surround and a handmade wooden double glazed window to the side elevation

STABLES

GROUND FLOOR

Hall

10'2" x 9'6" (3.1 x 2.9)

The entrance hall has a radiator, carpeted stairs, recessed spotlights, an in-built cupboard and provides access into the building

Living Room

10'9" x 11'9" (3.3 x 3.6)

The living room has a TV point, recessed spotlights, a radiator, UPVC double glazed windows to the front elevation and UPVC double glazed sliding doors to access the rear patio area

Kitchen

11'9" x 6'2" (3.6 x 1.9)

The kitchen has a range of fitted base and wall units with fitted wooden countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, a column radiator, recessed spotlights and two UPVC double glazed windows to the rear elevation

Wet Room

5'2" x 7'6" (1.6 x 2.3)

The wet room has floor to ceiling tiles, a low level flush WC, a vanity unit with a countertop wash basin and stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screen, recessed spotlights and a chrome heated towel rail

FIRST FLOOR

Master Bedroom

29'2" x 10'2" (8.9 x 3.1)

The master bedroom has recessed spotlights, feature lighting, custom made wardrobe and shelving, a custom made fitted glass desk, two radiators and six Velux windows

OUTSIDE

Front

Access to the property is via an L-shaped shared driveway, leading to the forecourt of the property with private off-street parking for 4-5 vehicles, access into the garages, various plants and courtesy lighting

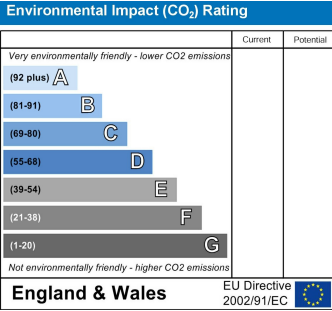
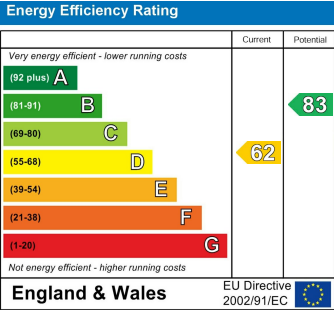
Rear

To the rear of the property is a private enclosed garden with a large paved patio area, a well kept lawn, various plants and shrubs, panelled fencing, courtesy lighting and an outdoor tap

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
1252.6 Sq Ft - 116.37 Sq M
Approx. Gross Internal Area of the Entire Property:
1682.72 Sq Ft - 156.33 Sq M

Approx. Gross Internal Area of the Ground floor:
335.4 Sq Ft - 31.16 Sq M
Approx. Gross Internal Area of the Entire Property:
637.65 Sq Ft - 59.24 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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