

Church Lane, Underwood, NG16 5HE

Offers Over £650,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25621636

Our Seller says....

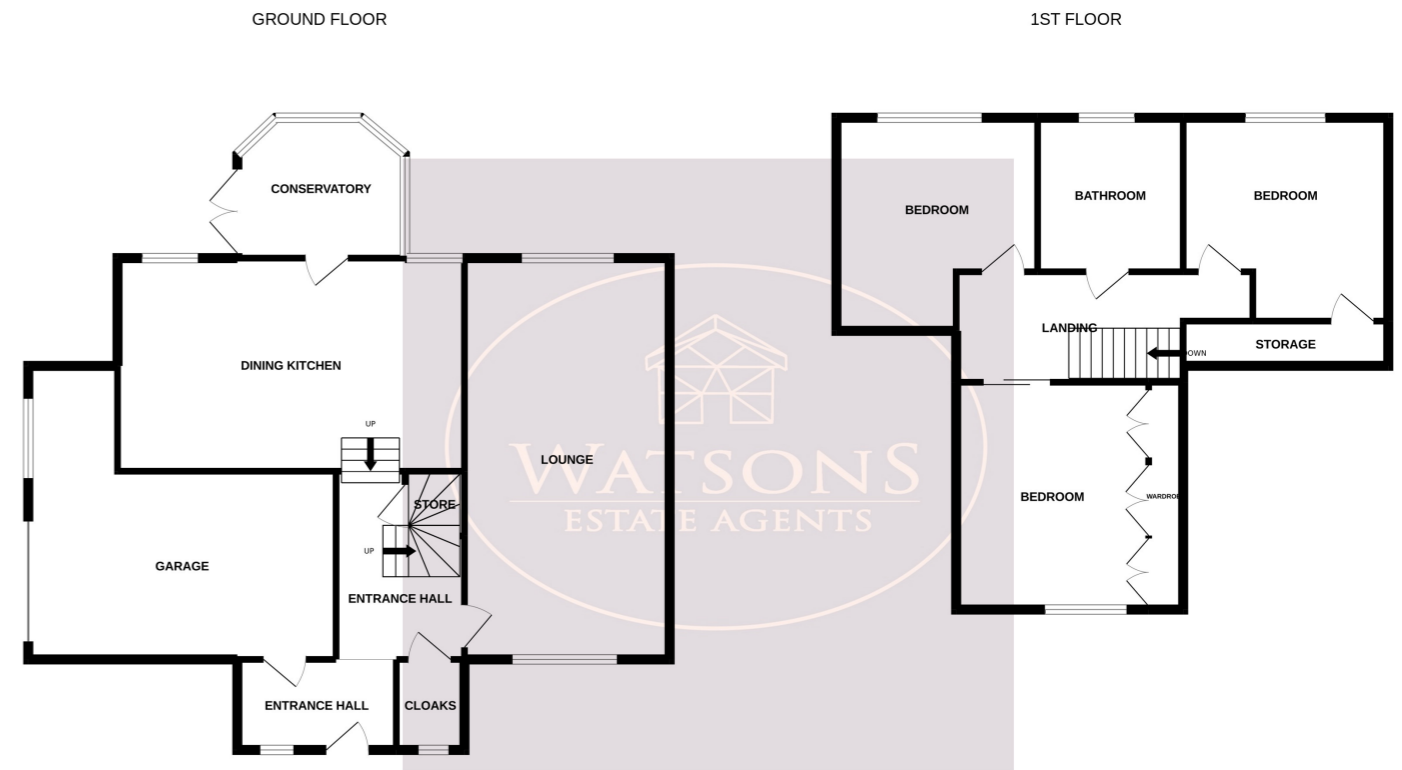
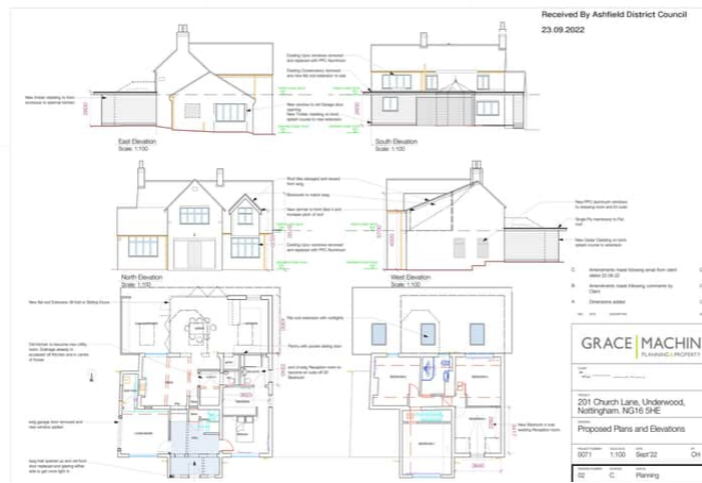
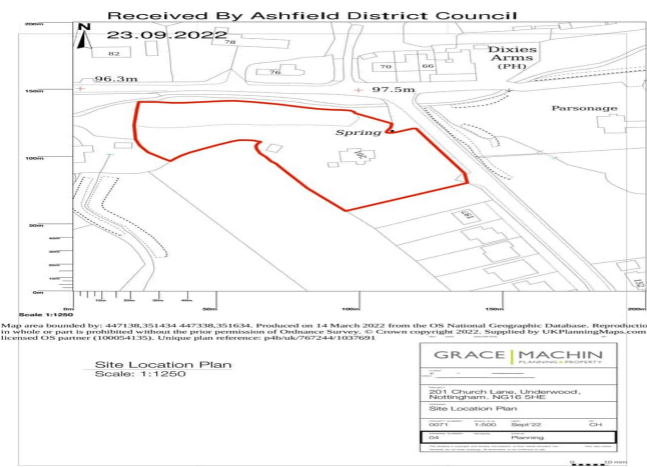
- Detached Character Property
- Idyllic Village Location
- Approx 1.5 acres of Stunning Landscape Gardens
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- PLANNING APPROVAL TO EXTEND (V/2022/0725)
- Ample Parking & Garage
- Outbuildings Including Stable & Home Office
- NO UPWARD CHAIN!

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** TAKE A CLOSER LOOK! NOW WITH FULL PLANNING APPROVAL TO EXTEND! *** Nestled away in an idyllic, picturesque village, this detached character home sits on a substantial landscaped plot of approximately 1.5 acres, and is surrounded by lush greenery with open fields as far as the eye can see. On approach, a sweeping driveway leads you to the front of the property and the sense of privacy and seclusion this property has to offer starts here. An entrance porch leads to a cloakroom and the bright and airy entrance hall which in turn gives access to all ground floor rooms. The lounge measures 7.18m x 3.66m and being dual aspect, has plenty of light flooding through which naturally enhances the feature parquet flooring. The current owners have created an open plan dining kitchen as the hub of this home and it has been recently updated with shaker style units, granite work surfaces as well as integrated appliances. The conservatory - located off the dining area - provides the perfect spot to enjoy your favourite brew whilst soaking in the view. On the first floor, the landing leads to the primary bedroom, which benefits from wall to wall fitted wardrobes, plus two further double bedrooms and a spacious family bathroom fitted with a modern 4 piece suite. Outside, there is access to the recently converted outbuilding which would be perfect for those who work from home, whilst the former stables have the option of being used as an authentic country style pub to enjoy socialising with friends and family all year round. The extensive gardens, land and countryside views are all features that need to be seen in person to be fully appreciated and no written description could possibly do justice to everything this property has to offer. NOW WITH FULL PLANNING PERMISSION TO EXTEND AND CONVERT INTO A 5 BEDROOM FAMILY HOME. Contact Watsons to see how this unique property could work for you.

Ground Floor

Porch

Entrance door to the front, uPVC double glazed window to the front, radiator and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator and doors to the lounge, kitchen, dining room and cloakroom.

Cloakroom

UPVC double glazed window to the front.

Lounge

7.18m x 3.66m (23' 7" x 12' 0") UPVC double glazed windows to the front and rear, 3 radiators and Parquet flooring.

Dining Kitchen

6.19m x 3.77m (20' 4" x 12' 4") A range of matching wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include a waist height double electric oven & electric hob with extractor over and dishwasher. Solid wood Parquet flooring & tiled flooring. Inglenook fire place with inset multi fuel burner, feature ceiling beams, 2 uPVC double glazed windows to the rear and a traditional wooden door to the conservatory.

Conservatory

2.97m x 2.54m (9' 9" x 8' 4") Brick & wooden double glazed construction, quarry tiled flooring and door to the rear garden.

First Floor

Landing

Doors to all bedrooms and shower room.

Bedroom 1

3.84m x 3.27m to the front of the wardrobes (12' 7" x 10' 9") UPVC double glazed window to the front, built in wardrobes and radiator.

Bedroom 2

3.75m x 3.7m (12' 4" x 12' 2") UPVC double glazed window to the rear, radiator.

Bedroom 3

3.6m x 3.36m (11' 10" x 11' 0") UPVC double glazed window to the rear, storage cupboard, radiator.

Bathroom

2m x 2.4m (6' 7" x 7' 10") 3 piece suite in white comprising walk in cubicle with mains shower, vanity wash hand basin and concealed cistern WC. Built in storage cupboards and uPVC double glazed window to the rear.

OUTSIDE

Outside

A stable style gate gives access to a sweeping driveway which provides ample off road parking and leads to the garage with up and over door and uPVC double glazed window. The property sits within approx. 1.5 acres of beautifully tended lawns, matures trees and well established plants and shrubs. The outdoor privacy levels are exceptional and beyond the gardens there are some stunning open views over nearby countryside. Green fingered buyers will particularly appreciate the well established and fully stocked vegetable plot to the side, complete with a greenhouse, allowing you to enjoy freshly grown produce all year round. An outbuilding has been converted for use as a fully insulated office space with light & power and the former stables have been tastefully fitted out replicate the style of a country style pub.

Office

3.14m x 2.08m (10' 4" x 6' 10") With power & insulation. UPVC double glazed window to the rear and side, spotlighting to ceiling. Separate WC.

Stables

This outbuilding has retained feature exposed brick & ceiling beams which could be used as your very own country style pub - just add the beverages and good company to enjoy all year round! A separate reception area (measuring 2.33m x 2.21m) provides more space, as well as an upper level for useful additional storage.