

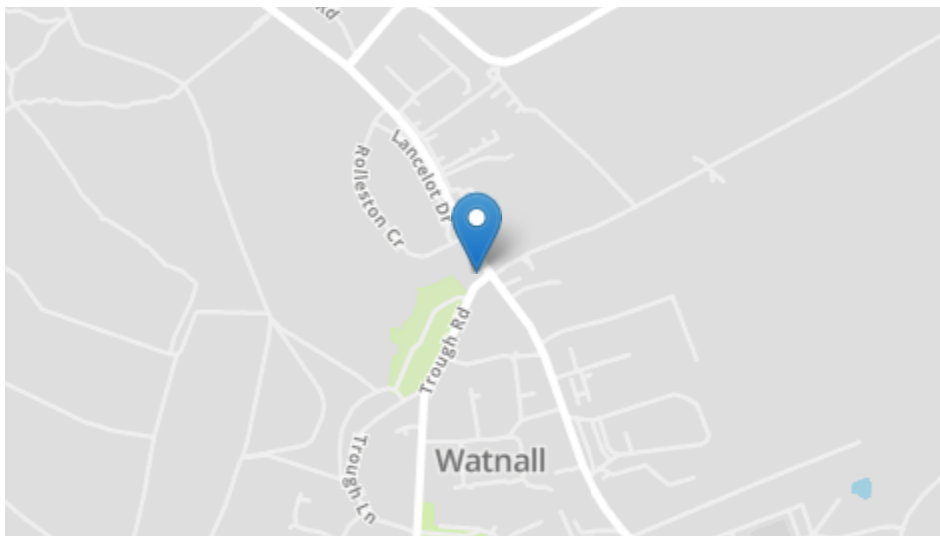
The Lodge, Main Road, Watnall, NG16 1HS

Offers Over £650,000



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Our Seller says....

- Former Gatehouse To Watnall Hall
- Extended Detached Character Home
- 4 Bedrooms
- 2 Reception Rooms
- Modern Dining Kitchen
- Shower Room & Family Bathroom
- Downstairs WC & Utility Room
- 1/3 of an Acre Wraparound Garden
- Gated Driveway & Double Garage
- Sought After Location with Countryside Nearby

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
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 Ref - 27851274

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ONCE IN A LIFETIME OPPORTUNITY! The former gatehouse to Watnall Hall, steeped in history and character, a wonderful one-of-a-kind detached residence built in 1847 and sitting on a third on an acre plot, with wrap around gardens and gated entrance and direct access onto Watnall Woods. With three reception rooms, two bathrooms, and a modern kitchen, this really is a once in a lifetime opportunity to make this incredible property your forever home. Briefly comprising; entrance hallway, dining room, lounge, kitchen/breakfast room, rear lobby, utility, downstairs wc, sitting room. To the first floor, four generous bedrooms, bathroom, and further shower room. Outside, the property sits on around a third of an acre, with stunning, mature, wrap around gardens with direct access to Watnall Woods. A gated driveway provides off road parking, an added bonus is the attached double garage. Located in the sought after area of Watnall, the property is within easy reach of Kimberley town centre providing an array of amenities including shops, pubs, bars and well regarded schools. Close by are road links with the A610 giving ease of access to Nottingham City Centre. If walking is your thing, there are plenty of nearby countryside walks for those evening and weekend strolls. Don't miss this truly unique opportunity, contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, 2 uPVC double glazed windows to the side, wooden flooring, stairs with wooden spindles to the first floor, doors to the dining room and sitting room, open to the lounge.

Sitting Room

4.24m x 3.66m (13' 11" x 12' 0") UPVC double glazed window to the side, radiator, sliding patio doors to the rear garden and open to the inner lobby.

Lounge

5.8m x 3.67m (19' 0" x 12' 0") UPVC double glazed bay window to the side, radiator, wooden flooring, ceiling beams, feature fire place with multifuel coal and wood burning stove. Open to the dining room.

Dining Room

3.46m x 3.14m (11' 4" x 10' 4") UPVC double glazed window to the side, radiator, sliding patio door to the rear garden and open to the lounge.

Dining Kitchen

4.28m x 2.83m (14' 1" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric double oven, microwave, gas hob with extractor over, fridge freezer and dishwasher. Central island offering further storage space, tiled flooring, radiator, 2 uPVC double glazed windows to the side, door to the side, open to the utility room and door to the side.

Utility Room

1.83m x 1.3m (6' 0" x 4' 3") A range of matching wall units, plumbing for washing machine.

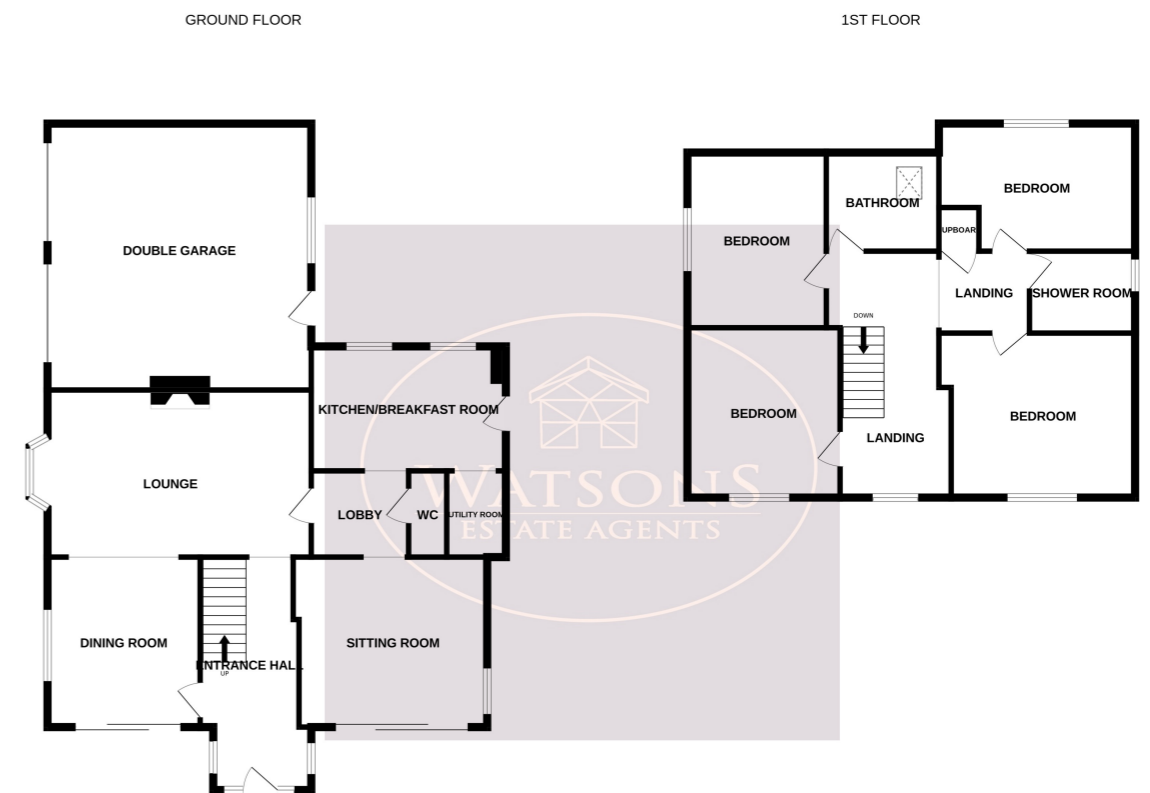
Inner Lobby

2.0m x 1.82m (6' 7" x 6' 0") Door to the WC and open to the dining kitchen.

First Floor

Landing

Door to the cupboard and doors to all bedrooms, shower room and bathroom.



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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Bedroom 1

4.2m x 3.65m (13' 9" x 12' 0") UPVC double glazed window to the front, fitted wardrobe, exposed wooden flooring and radiator.

Bedroom 2

4.32m x 2.8m (14' 2" x 9' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.77m x 3.41m (12' 4" x 11' 2") UPVC double glazed window to the side and radiator.

Bedroom 4

3.69m x 3.03m (12' 1" x 9' 11") UPVC double glazed window to the front and radiator.

Bathroom

2.4m x 2.12m (7' 10" x 6' 11") 3 piece suite in white comprising WC, wall mounted sink and bath. Chrome heated towel rail, extractor fan and velux window.

Shower Room

2.35m x 1.85m (7' 9" x 6' 1") 3 piece suite in white comprising WC, wall mounted sink and bath. Chrome heated towel rail and uPVC double glazed window to the side.

Outside

To the front of the property, a tarmac and block paved driveway provides ample off road parking leading to the double garage measuring 5.67m x 5.61m with 2 up & over doors and power. To the side & rear is a private wrap around garden with views over Watnall Woods and comprises a turfed lawn, flower bed borders with a range of mature plants, shrubs and trees. Other features included 2 paved patio seating areas, timber built shed and log store. The garden is enclosed by hedge & shrub borders to the perimeter.