

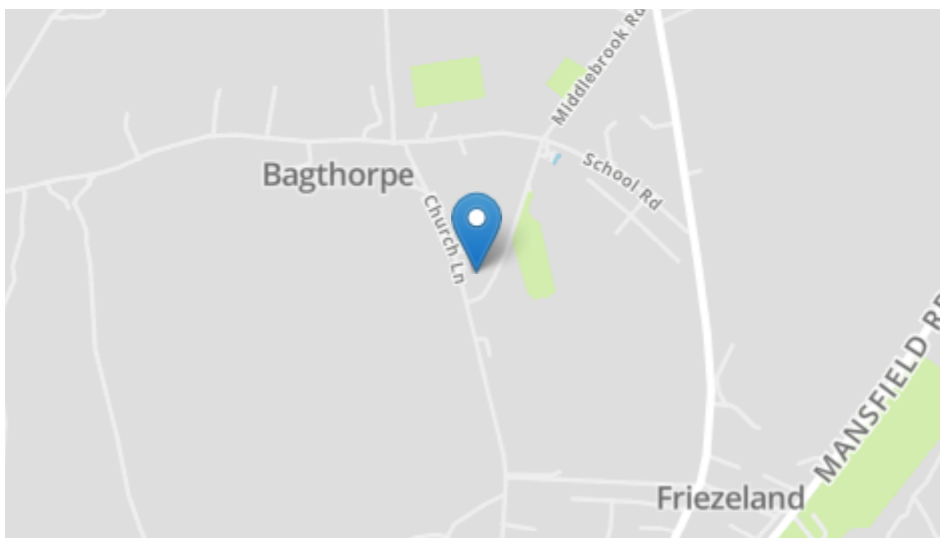
Church Lane, Underwood, NG16 5HD

Guide Price £750,000



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- Substantial Detached Family Home
- 5 Bedrooms
- En Suite, Family Bathroom & Downstairs WC
- Study & Snug
- Orangery
- Off Road Parking & Double Garage
- Sought After Location
- Rural Location with Open Views
- Ease Of Access To M1
- Planning Permission For 3 Bed Dwelling

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
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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.





\*\*\* GUIDE £750,000 - £800,000 \*\*\* \*\* PRESTIGIOUS FAMILY HOME \*\* TAKE A CLOSER LOOK! WITH FULL PLANNING APPROVAL FOR AN ADDITIONAL DETACHED HOUSE \*\* Stunning location, this individual 5 bedroom detached house is offered for sale in this much sought after picturesque village of Underwood. The property in brief comprises to the ground floor; entrance hall, lounge, dining room, snug, study, rear lobby, w/c, dining area, open plan fitted kitchen and orangery. To the first floor a landing space giving access to; 5 bedrooms, 4 double in size and a generous 5th bedroom, family bathroom, en suite to the primary bedroom which also benefits with a Juliet balcony overlooking the rear garden. To the outside a front garden with two separate driveways, access to the double garage (with the granted planning permission for a 3 bedroom detached house) to the rear an extensive enclosed garden with newly laid patio area, lawn areas, with access to the rear to the idyllic stream. Underwood is a delightful village, set amongst the Nottinghamshire countryside, located within easy reach of amenities available in Underwood, Selston and Eastwood but is also on a direct bus route to Nottingham city centre and has excellent road links to the M1 motorway. Conveniently placed close to Junction 27 of the M1 motorway, the property offers ease of access to the commuter travelling to both Nottingham and Derby as well as the regions commercial and retail centres further afield. East Midlands Airport is also within easy reach, as well as various rail links. Schooling locally includes the noted Bagthorpe Primary School and Underwood Church of England Primary School making the location desirable for young families.

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, 2 obscured uPVC double glazed windows to the front, stairs to the first floor, wooden flooring, radiator and doors to the lounge and dining kitchen.

##### Lounge

6.53m x 3.92m (21' 5" x 12' 10") UPVC double glazed bay window to the front, uPVC double glazed window to the rear, radiator, stone fire place with inset space for wood burning stove, wooden flooring and French doors leading to the orangery.

##### Dining Room

3.73m x 2.91m (12' 3" x 9' 7") UPVC double glazed bay window to the front, storage cupboard, radiator, wooden flooring and door to the snug.

##### Snug

2.71m x 2.64m (8' 11" x 8' 8") UPVC double glazed window to the rear overlooking the orangery, wooden flooring and radiator.

##### Breakfast Kitchen/Dining Area

5.43m x 2.9m (17' 10" x 9' 6") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over, washing machine, dishwasher. Plumbing and wiring for an American style fridge freezer. Wooden flooring. ceiling spotlights and storage cupboard. Open to the orangery and open to the lobby.

##### Orangery

5.71m x 3.63m (18' 9" x 11' 11") UPVC double glazed window to the rear, radiator, ceiling spotlights, wooden flooring and bi folding doors leading to the rear garden.

##### Lobby

Doors to the WC, study and door to the side. Storage cupboard and wooden flooring

##### WC

WC, wall mounted sink, radiator, ceiling spotlights, wooden flooring and obscured uPVC double glazed window to the side.

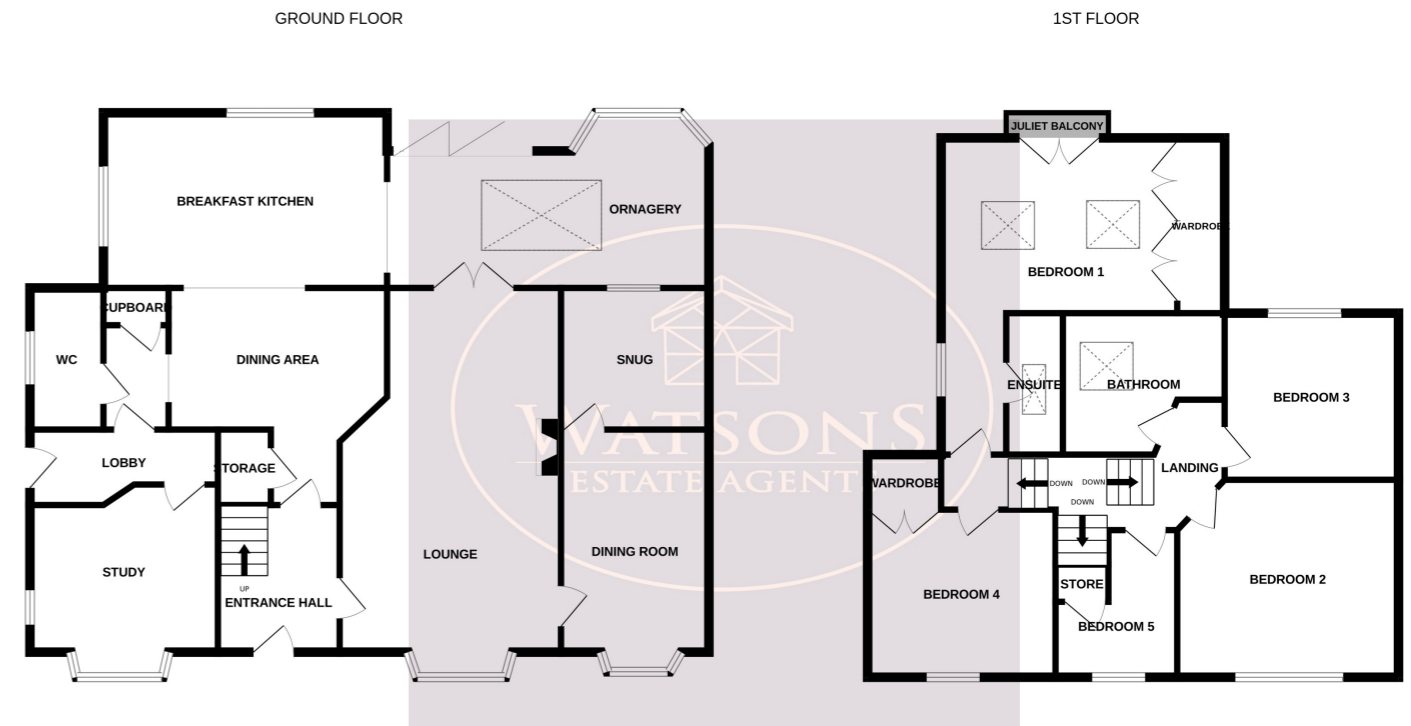
##### Study

3.2m x 2.79m (10' 6" x 9' 2") UPVC double glazed bay window to the front and uPVC double glazed window to the side. Radiator and wooden flooring

#### First Floor

##### Landing

Ceiling spotlights, radiator and doors to all bedrooms 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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##### Primary Bedroom

5.29m x 2.81m (5.51m max) (17' 4" x 9' 3") UPVC double glazed window to the side, UPVC double glazed French doors to the rear leading to the Juliet balcony with open views, ceiling spotlights, a range of fitted wardrobes, radiator and door to the en suite.

##### En Suite

3.93m x 3.41m (12' 11" x 11' 2") 3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, extractor fan and obscured velux window.

##### Bedroom 2

3.28m x 3.0m (10' 9" x 9' 10") UPVC double glazed window to the front, a range of fitted wardrobes and radiator.

##### Bedroom 3

3.28m x 3.04m (10' 9" x 10' 0") UPVC double glazed window to the rear and radiator.

##### Bedroom 4

3.25m x 2.78m (10' 8" x 9' 1") UPVC double glazed window to the front, fitted wardrobes, ceiling spotlights and radiator.

##### Bedroom 5

3.02m max x 2.41m max (9' 11" x 7' 11") UPVC double glazed window to the front, storage cupboard and radiator.

##### Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Chrome heated towel rail, ceiling spotlights, access to the attic and obscured velux window.

##### Outside

To the front of the property is a turfed lawn with flower bed borders. A block paved and gravel driveway provides ample off road parking and leads to the double garage with 2 up & over doors and power. The garden is enclosed by brick and hedge borders to the perimeter secured by wrought iron gates. The generous rear garden offers a good level of privacy and comprises an extensive well maintained lawn, flower bed borders with a range of mature plants & shrubs. A range of mature trees, access to the rear to the idyllic stream and a newly laid patio area.