

Church Lane, Underwood, NG16 5FS

Offers Over £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
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 - 29287917

Our Seller says....

- Detached Family Home
- Three Good Size Bedrooms
- Two Light & Airy Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC and Office Space
- Orangery With Views To The Rear Garden
- Two En Suites & Family Bathroom
- Well Established Rear Garden With Large Summer House
- Gated Driveway & Ample Off Road Parking

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  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* YOUR FOREVER HOME IS ONLY ONE VIEWING AWAY! \*\*\* Step through the entrance gates of this wonderful 3 bedroom detached family home and you immediately find yourself wanting to stay forever! This beautiful home boasts, light, airy and spacious living accommodation which comprises of an entrance hallway, living room, dining room, spacious orangery overlooking the garden, office/study, fitted kitchen, downstairs WC. The first floor are 3 generous bedrooms two with their own en-suite and a family bathroom. The property occupies a lovely plot with ample private parking and a good size established garden perfect for families with an impressive summer house perfect for summer nights or perhaps a home gym! Located in the desirable village of Underwood this property is only a short drive to Junction 27 of the M1 and is great for those looking for a semi rural location as it is very convenient for nearby countryside and walks. There is so much to see and experience with this charming property that only a viewing will suffice to fully appreciate!

Ground Floor

Entrance Hall

Composite entrance door, laminate wood flooring, stairs to first floor with stair well lighting and door to lounge and kitchen.

Lounge

4.23m x 3.35m (13' 11" x 11' 0") UPVC double glazed window to the front, radiator, feature fireplace with electric log effect fire and double doors to dinning room.

Dining Room

4.25m x 2.57m (13' 11" x 8' 5") Radiator, tiled flooring with electric underfloor heating, open access to orangery and door to office.

Kitchen

5.47m x 2.41m (17' 11" x 7' 11") A range of matching high gloss wall and base units with work surfaces incorporating a sink & drainer unit. Integrated appliances including a a double electric oven, 4 ring gas hob with extractor fan over, space for fridge freezer and plumbing for washing machine, dryer and washing machine. UPVC double glazed window to the front and side, wood laminate flooring with underfloor heating, wall mounted combination boiler, partially tiled walls and door to the office.

Office

2.55m x 1.58m (8' 4" x 5' 2") Wood laminate flooring, radiator, large storage cupboard and door to downstairs wc.

Downstairs WC

Obscured uPVC double glazed window to the side, wc, vanity sink, chrome heated towel rail, wood laminate flooring and partially tiled walls.

Orangery

6.65m x 4.33m (21' 10" x 14' 2") UPVC double glazed windows to the rear and sides, tiled flooring with under floor heating, and two uPVC French doors to the rear garden.

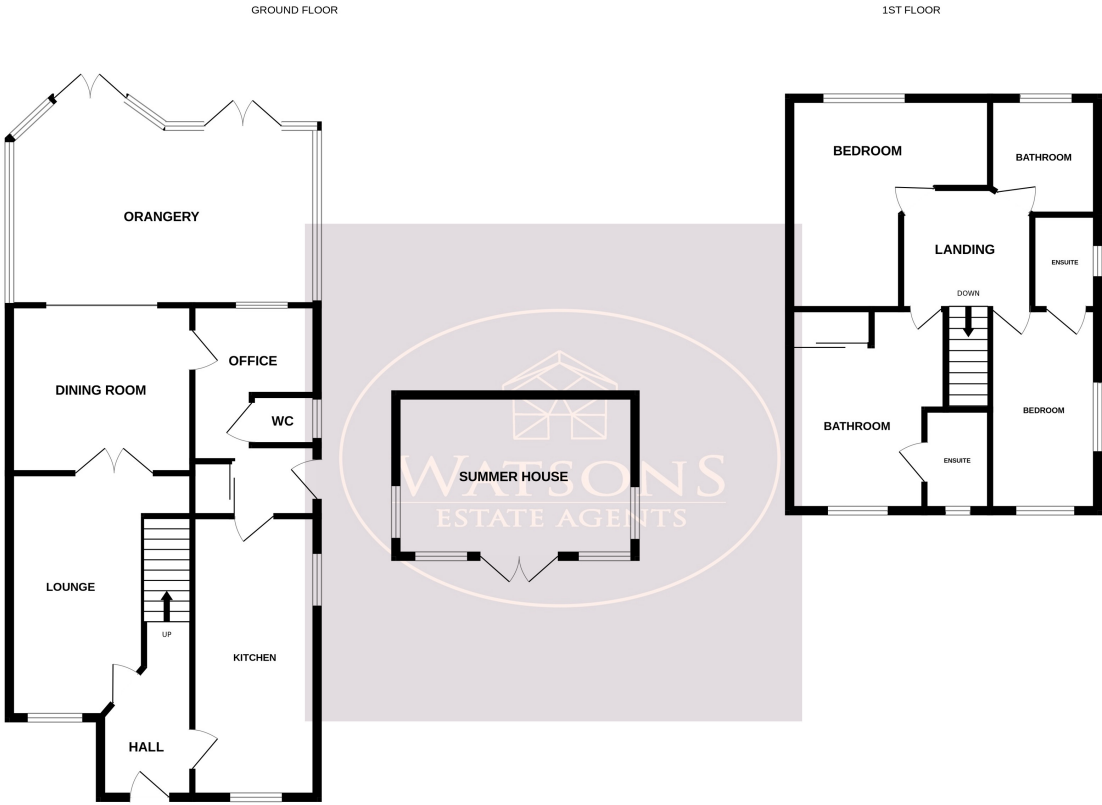
First Floor

Landing

Doors to bathroom and all bedrooms.

Bedroom 1

3.69m x 3.33m (12' 1" x 10' 11") UPVC double glazed window to the front, fitted wardrobe, radiator and door to en suite.



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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En Suite 1

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Chrome heated towel rail, extractor fan, ceiling spotlights and a obscured uPVC double glazed window to the front.

Bedroom 2

UPVC double glazed windows to the front and side, radiator and door to en suite.

En Suite 2

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan and ceiling spotlights.

Bedroom 3

4.23m x 3.18m (13' 11" x 10' 5") UPVC double glazed window to the rear and radiator.

Bathroom

White newly refurbished three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Chrome heated towel rail, obscured uPVC double glazed window to the rear, ceiling spotlights and radiator.

Summer House

4.76m x 3.15m (15' 7" x 10' 4") With fitted bar and power .

Outside

To the front of the property are double wrought iron gates opening onto a block paved driveway edged by a gravel flower bed with a 7KW electric vehicle charger. A turfed lawn with well established plants and shrubbery, palisaded by brick walls and timber fencing with a gate leading to the rear of the property. The rear garden has a paved patio seating area, a large turfed lawn with well established trees, plants and shrubbery, a large summer house and two timber sheds, enclosed by well established hedges.

\*\*\* AGENT NOTE \*\*\*

Agent note: Gas boiler is located in the kitchen and is around ten years old.