

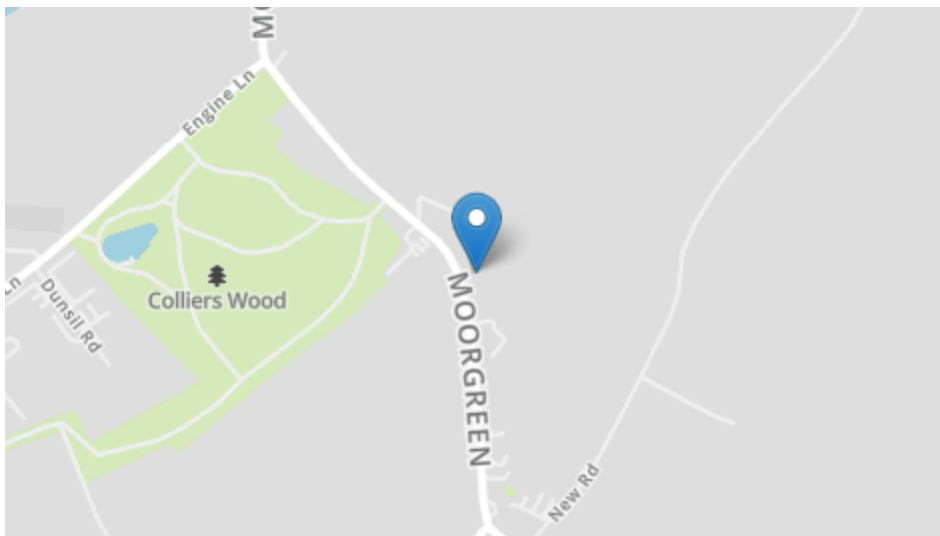
Moorgreen, Newthorpe, NG16 2FE

Offers in Region of £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- 17th Century Cottage
- 2 Double Bedrooms
- Open Plan Dining Kitchen
- Off Road Park & Garage
- Open Views To the Rear
- Popular Residential Location
- Short Drive To Eastwood & Kimberley Town Centres
- Character & Charm Throughout

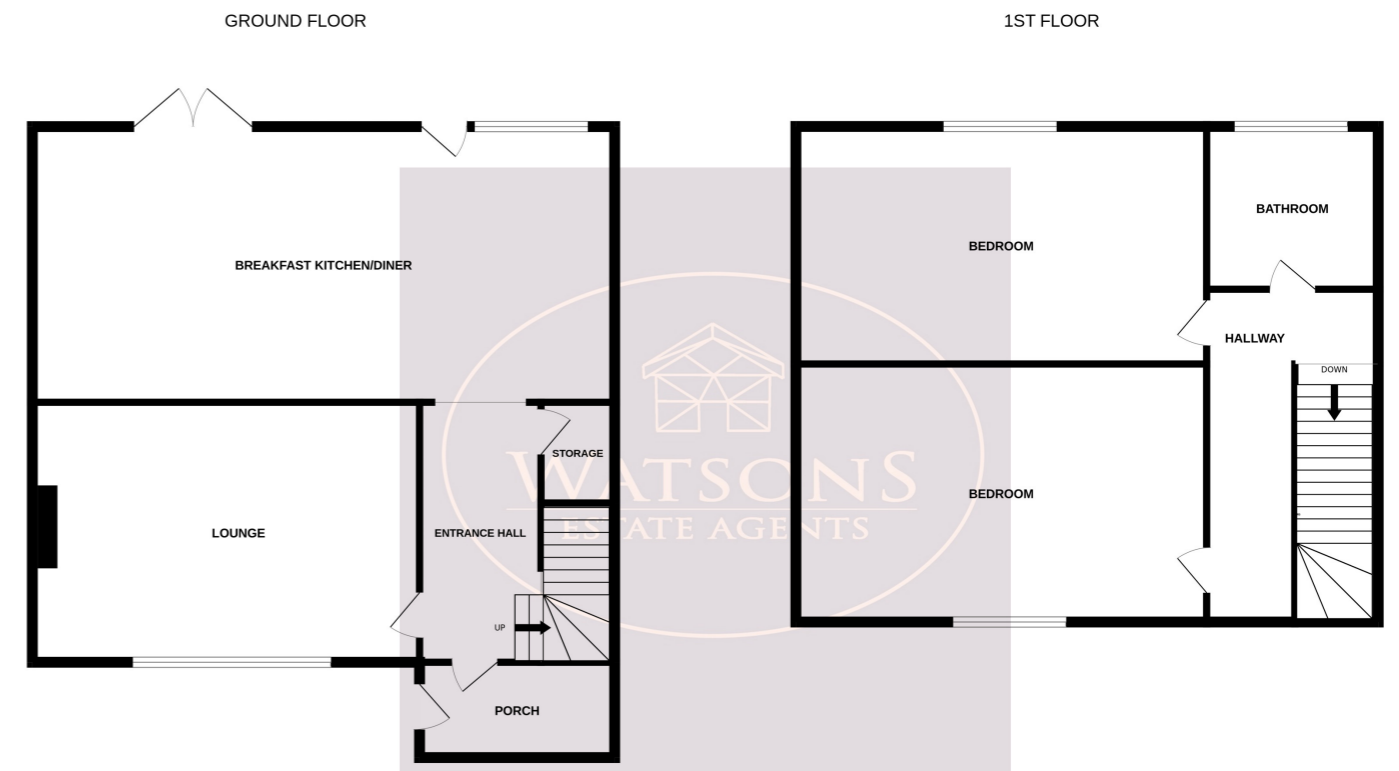
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26674360

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



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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***** TRUE CHARACTER ***** Believed to date back to the 1700's, this cottage in Moorgreen has true character, yet with it's stylish presentation it is functional too. The excellent location benefits from easy access to amenities and also countryside walks on the doorstep! In brief, the accommodation comprises: entrance porch and hall, lounge, breakfast kitchen and dining room, upstairs landing to the 2 DOUBLE bedrooms and bathroom. A driveway alongside the property leads to a single garage and there is a surprisingly generous lawned rear garden which benefits from a high level of privacy as well as superb open views. Our sales team are ready to take your call, but be warned - viewing may just result in you falling in love!

Ground Floor

Porch

UPVC double glazed entrance door, uPVC double glazed window to the front, tiled flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, tiled flooring, radiator and doors to the lounge & dining kitchen.

Lounge

3.7m x 3.64m (12' 2" x 11' 11") Brick built fire place with inset space for fire, uPVC double glazed bay window to the front, timber ceiling beams and radiator.

Breakfast Kitchen

3.31m x 2.58m (10' 10" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for cooker with extractor over, under stairs storage cupboard/walk in pantry, tiled flooring, timber ceiling beams, ceiling spotlights. UPVC double glazed window & door to the rear and open to the dining area.

Dining Area

3.31m x 2.75m (10' 10" x 9' 0") Ceiling spotlights, tiled flooring, radiator and French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed windows to the front & side, access to the attic, radiator, doors to both bedrooms & bathroom.

Bedroom 1

3.68m x 3.23m (12' 1" x 10' 7") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.42m x 2.81m (11' 3" x 9' 3") UPVC double glazed windows to the rear & side and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with table top bowl and P shaped bath with electric shower over. Obscured uPVC double glazed windows to the rear & side, fitted storage cupboard, radiator and timber ceiling beams.

Outside

Alongside the property is a tarmac driveway leading to the garage with double doors, power and housing the combination boiler. The rear garden is a great feature of this home as it is a good size, offers a high level of privacy and has open views over nearby countryside, comprising; a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and a brick built workshop with electrics. All enclosed by hedge & timber fencing to the perimeter with gated access to the side.