



£350,000 Freehold

10 MAIN STREET | PAPPLEWICK | NOTTINGHAM | NG15 8FD

BuckleyBrown
ESTATE AGENTS

FAMILY HOME AWAITS!... Nestled in the charming village of Papplewick, Nottingham, this delightful property on Main Street offers a serene and picturesque setting. Surrounded by lush greenery and the tranquil sounds of nature, residents can enjoy the peaceful atmosphere while still being conveniently close to local amenities and transport links. The village is known for its friendly community and beautiful countryside, making it an ideal location for those seeking a quiet retreat.

Upon entering, you are greeted by a welcoming ground floor that features characterful living area, perfect for relaxation and entertaining. The space is filled with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen is equipped with modern appliances, making it easy to prepare meals and enjoy family gatherings. From here you will find a bright and airy conservatory/dining area. This level also includes a convenient bathroom, adding to the practicality of the living space.

Moving upstairs, you will find three comfortable bedrooms, all offering a peaceful haven for rest. The room is generously sized and benefits from ample storage, ensuring that it remains clutter-free. Just off the landing is a three piece family suite.

The second floor features an additional versatile space that can be used as a study, guest room, or hobby area. This extra room adds flexibility to the property, catering to various lifestyle needs. The layout is thoughtfully designed to maximise space and comfort, making it a truly functional home.

Outside, boasts a charming garden area that is perfect for enjoying the fresh air. Whether you wish to cultivate your own plants or simply relax with a book, this outdoor space provides a delightful escape. The property also benefits from off-street parking, ensuring convenience for residents and visitors alike.

Call now to arrange your viewing!





Hall

Accessible from the side elevation and further access into;

Living Room 16'0" x 10'11"

Cosy reception room with carpeted flooring, central heating radiator, brick feature with log burner fireplace and a bay window to the front elevation.

Kitchen 12'5" x 14'2"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Window to the rear, access into the conservatory and an additional hall area.

Conservatory/Dining Room 12'5" x 8'3"

Bright and airy space with surrounding windows and patio doors opening to the rear garden.

Inner Hall

Giving access to the downstairs WC.

WC

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

Landing

With leading access into;

Bedroom One 16'0" x 11'0"

Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

Bedroom Three 9'4" x 7'1"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 6'0" x 6'8"

Carpeted flooring, central heating radiator and a window to the side elevation.

Bathroom 6'0" x 6'8"

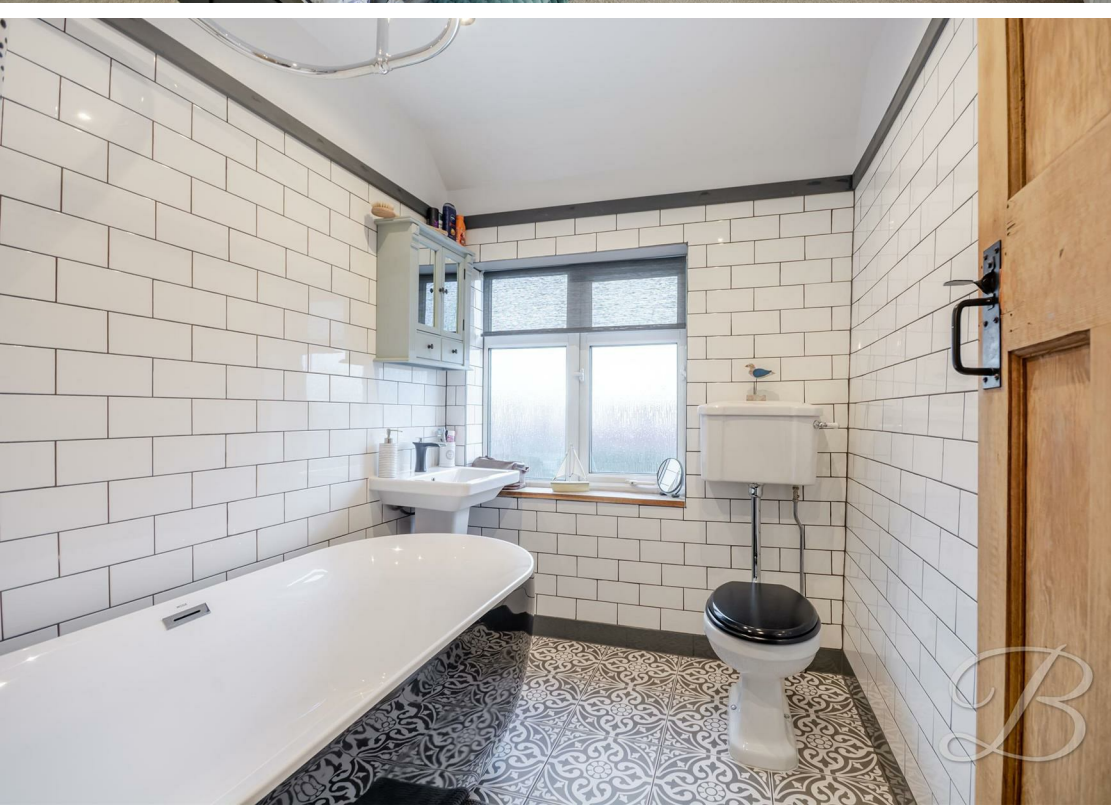
Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

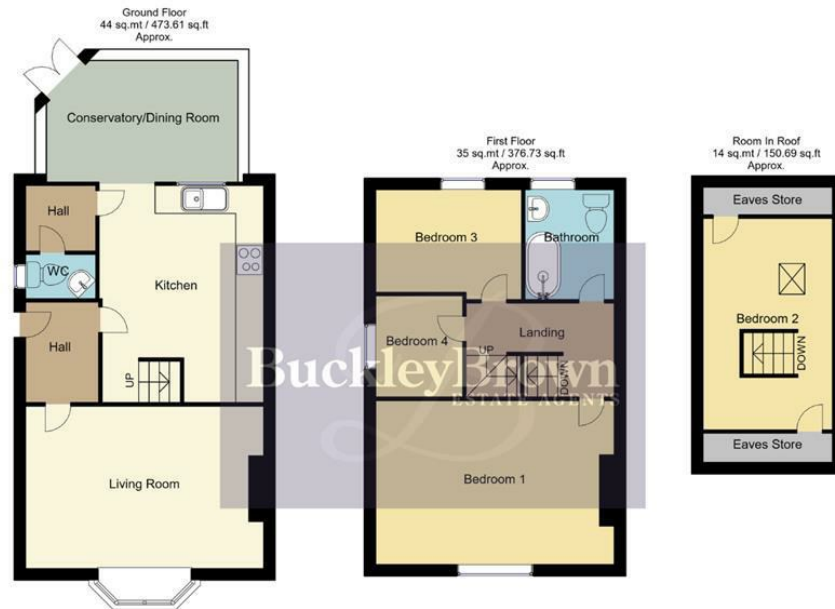
Bedroom Two 9'0" x 13'9"

Carpeted flooring, central heating radiator, eaves storage and a velux window.

Outside

Large private driveway to the front elevation. Well maintained lawn to the rear with a patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	52
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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