



Main Street, Gunthorpe  
Nottingham, Nottinghamshire, NG14 7EU

 **NEWTON  
FALLOWELL**

**Main Street, Gunthorpe  
Nottingham, Nottinghamshire,  
NG14 7EU  
£525,000**

Offered to the market is this handsome looking Victorian detached family home. In need of modernisation this four bedroom home offers scope to improve and extend STP and currently has accommodation comprising: Entrance hall, dining room, living room, kitchen breakfast room, walk-in pantry, ground floor bathroom, utility room, four double bedrooms and detached garage all located on a generous plot. Viewing is highly recommended to appreciate the potential this property has to offer. No Upward Chain. Council Tax Band - F EPC. Rating - E. Freehold.

**Entrance**

UPVC double glazed front door into Entrance Hall.

**Entrance Hall**

Returning staircase rising to the first floor and solid wooden doors to the Living Room, Dining Room, Kitchen Breakfast Room and good sized under stairs storage cupboard.



### Dining Room

12'6" x 12'6" (3.82 x 3.82 )

A light and bright reception room with uPVC double glazed windows to the front and side elevations,

### Living Room

12'6" x 12'6" (3.82 x 3.82 )

Another light and bright primary reception room with uPVC double glazed windows to the front and side elevations,

### Kitchen Breakfast Room

11'7" x 11'3" (3.54 x 3.45)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in electric double oven and grill, four ring gas hob, uPVC double glazed windows to the side and rear elevations and doors to: Utility Room, Walk-in Pantry and Ground Floor Bathroom.

### Walk-in Pantry

Space for appliance

### Ground Floor Bathroom

Two piece suite comprising: Freestanding bath, pedestal wash basin uPVC double glazed window to the side elevation and door to separate W.C.

### Utility Room

8'11" x 7'6" (2.74 x 2.29)

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine, wall mounted Worcester gas central heating boiler and door and window to the Rear Garden.

### Landing

Solid doors to the Bedroom accommodation and uPVC double glazed window to the front elevation.

### Bedroom One

11'7" max x 11'3" max (3.54 max x 3.45 max)

UPVC double glazed window to the side elevation, fitted shower cubicle, wash basin and door to W.C.

### Bedroom Two

12'6" x 12'6" (3.82 x 3.82 )

UPVC double glazed windows to the front and side elevations and feature decorative period fireplace.

### Bedroom Three

12'6" x 12'6" (3.82 x 3.82)

UPVC double glazed windows to the front and side elevations and feature decorative period fireplace.

### Bedroom Four

11'7" x 9'5" (3.54 x 2.88)

UPVC double glazed windows to the side and rear elevations.



## Detached Garage

16'7" x 8'8" (5.08 x 2.66)

Garage door to the front.

## Rear Garden

A spacious Rear Garden being mainly laid to lawn with inset trees and shaped borders.

## Outside to the Front

The attractively walled front garden has been laid to lawn with inset trees, raised shaped borders, pathways and driveway providing off street parking.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Note

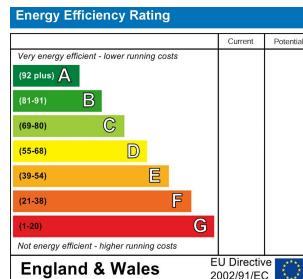
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



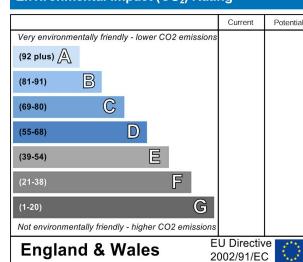






England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



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t: 01949839839

e: bingham@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

