



4 Park Lane,
Owthorpe, NG12 3GD

TJ
THOMAS
JAMES

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In need of upgrade, this extended end terraced property is going to make a wonderful home!

The property provides spacious and versatile accommodation arranged over two floors including: an entrance hallway, a dual aspect living room with a feature fireplace, a country style kitchen, a second reception room, a large conservatory, plus a cloakroom/wc on the ground floor, with three double bedrooms (one with an en-suite bathroom, and one with a separate wc), a study, and a shower room on the first floor.

Benefiting from LPG central heating (with its own LPG tank), and UPVC double glazing, the property occupies a large plot including a south facing garden with direct access onto the farmers fields beyond at the rear, further gardens to the front and side, plus a driveway and detached double garage providing off road parking for a number of vehicles at the front.

Situated in an idyllic position in a pretty village, the property enjoys open views over local countryside to the front, side and rear.

Offering plenty of potential and much scope for refurbishment and improvement, along with possible extension (subject to gaining the correct planning and consents), this property is worthy of viewing!

£280,000





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway, The entrance hallway has stairs rising to the first floor, and doors into the living room, the kitchen, and the ground floor cloakroom/wc.

The dual aspect living room has a window to the front, a wood burning stove set in a brick fireplace with a mantle over, and French doors opening to the rear.

The kitchen has a range of country style wall, drawer and base units, solid wood work surfaces, and a matching island with a breakfast bar area, an electric double oven, and an induction hob. There is a sink and drainer unit with a mixer tap over, space and plumbing for a slimline dishwasher, and space for an American fridge/freezer. From the kitchen, there is open access to the second reception room.

The second reception room has a window to the front, two high level windows to the side, and a glass panelled door to the conservatory.

Of wood construction, the large conservatory (in need of attention) has space and plumbing for a washing machine, base units, and roll edge work surface to one side. There are windows overlooking the garden, and doors to the garden.

On reaching the first floor, the landing has a loft access hatch, doors into bedrooms one and three, and into the study, and the shower room.

The shower room has a shower enclosure, a pedestal wash hand basin, and a wc.

Bedroom one has a window to the front, fitted wardrobes, and access to an en-suite bathroom. The en-suite bathroom has a panelled bath with shower over, a pedestal wash hand basin, and a wc.

Bedroom three has a window to the front.

The study has a window to the rear, bookshelves and desk space, and gives access to bedroom two.

Bedroom two is triple aspect, with windows to the front, side and rear. There is a wash hand basin in the bedroom, and access to a separate wc.

OUTSIDE

The driveway at the front provides off road parking for a number of vehicles and leads to the DETACHED DOUBLE TIMBER GARAGE (with double timber doors, power and lighting connected, and a pedestrian door). A low fence divides the driveway and the rear garden, a pedestrian gate leads through.

There are gardens to both sides of the driveway, laid to shrub and plant beds. The oil tank is positioned here.

The south facing rear garden has plenty of plants and shrubs, established trees, a pond, and an orchard area. There is direct access onto the farmers fields beyond.

Agent Note

A septic tank services all four properties in the row here.

Owthorpe

Owthorpe lies around one mile away from the A46, giving easy access to Nottingham, Newark, and the M1. Neighbouring villages of Cropwell Bishop and Cotgrave provide a wealth of facilities, and the excellent Ofsted rated primary school in Kinoulton is around two miles away.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,262.41.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



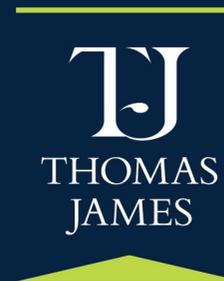
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MONEY LAUNDERING

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



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