



33 Main Street, NG14 7EY

£345000.00



A Summary

This charming, two double bedroom, semi-detached period cottage offers traditional features with contemporary style, situated in a desirable village location.

Main Street
£345000.00

Story of the house

This charming, two double bedroom, semi-detached period cottage offers traditional features with contemporary style, situated in a desirable village location.

The cottage has been thoughtfully extended and tastefully refurbished to blend traditional and contemporary styles. The original part of the cottage was built circa 1840 and many traditional elements remain, including bespoke oak doors, timber casement double-glazed windows, and traditional lime render.

The entrance hall leads to a cozy sitting room featuring an attractive fireplace, beamed ceiling, and bay window. The spacious open-plan living/dining kitchen boasts shaker-style units, granite work surfaces, integrated appliances, and a travertine floor extending into the open plan dining and living areas. Large bi-fold doors open to a mature west-facing garden. On the first floor, there are two double bedrooms and a well-appointed contemporary bathroom.

The cottage sits on a delightful, established plot with front and rear gardens. A beautifully maintained rear garden offers privacy with areas for relaxing and entertaining. The paved terrace leads to a lawn with well-stocked borders, double driveway with electric car charging, detached garage and separate rear allotment offering potential for multiple uses.

Situated in a central village location, the cottage is near fantastic walking paths along the River Trent and several highly regarded restaurants, pubs, and a local school. Nearby villages and excellent road and rail links provide easy access to larger towns and cities.



The Entrance Hall

Main Street
£345000.00

The Sitting Room

Features exposed brick fireplace, flagstone hearth, solid fuel stove, oak mantle, deep skirting, beamed ceiling, central heating radiator and double-glazed windows.

Main Street
£345000.00

The Open Plan Living/Dining Kitchen

A fantastic open plan space with travertine flooring and bi-fold doors providing views on to the established rear garden. The kitchen includes shaker-style units, granite work surface, ceramic sink with chrome mixer tap, electric hob with chimney hood over and integrated appliances including slimline dishwasher and under counter fridge. The under stairs cupboard off the kitchen has been well equipped with storage for coats and shoes and space for an under counter freezer and microwave.

Main Street
£345000.00

The Ground Floor Utility/Cloakroom

Currently being used as a utility room with hanging rail, electric radiator, stone tiled floor, extractor and double glazed window. Plumbing to convert back to a downstairs WC if desired.

Main Street
£345000.00

The First Floor Landing

With oak balustrade and access to loft space.

Main Street
£345000.00

The Bedroom One

Double bedroom with westerly aspect, built-in wardrobes, central heating radiator, double-glazed window.

Main Street
£345000.00

The Bedroom Two

Double bedroom with front aspect, central heating radiator, double-glazed window.

Main Street
£345000.00

The Bathroom

Contemporary suite with panelled bath, wall-mounted shower, vanity unit, WC, moulded sink, tiled walls, tiled floor, chrome towel radiator, extractor, double-glazed window.

Main Street
£345000.00

The Exterior

The property sits on a delightful plot with three garden spaces. To the front is a walled front garden with block pathway, established borders, and gate to the rear garden. The generous lawned garden extends to 150ft with 2 patio areas (one with built in seating with pergola over), perimeter borders, established trees and shrubs, and a recently installed timber storage shed. Timber gates provide access to the double driveway with electric car charging and detached garage. Past the garage is a further allotment space which offers potential for growing or outbuildings (subject to relevant consents being sought).

Main Street
£345000.00

The Garage

Secure parking or workshop space with up-and-over door, side window.

Main Street
£345000.00

The Gunthorpe

Gunthorpe is a picturesque village nestled along the banks of the River Trent, offering a blend of scenic beauty, historical charm, and modern conveniences. This highly desirable location provides a peaceful countryside lifestyle while maintaining excellent connectivity to nearby towns and cities. Several highly regarded restaurants and pubs offer delicious dining options. The village also features a local primary school and playing fields. The village enjoys excellent road and rail links, making it easy to reach larger towns and cities, including excellent local links to London Kings Cross. Nottingham, Newark, Southwell and Bingham are all just a short drive away, providing access to a wider range of shopping, dining, and entertainment options.

Main Street
£345000.00

The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

Main Street
£345000.00

The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

Main Street
£345000.00

The Utilities, Rights & Restrictions

Total Floor Area: 71 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Gas Central Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: No | Coal Mining: The property is within the Coalfield Consultation | Parking: Private Driveway | Licencing Area: The property is within the HMO Mandatory Licencing Area and Additional Licencing Area | Council Tax - Band C | Flooded in last 5 year: No | Flood Risk: Very low from surface water flooding, medium from rivers and sea |

Main Street
£345000.00



FLOOR 1



FLOOR 2

Contact Us

[[Company.DisplayName]]

[[Branch.DisplayAddress]]

[[Branch.LandPhone]] | [[Branch.EMailAddress]]

Drop in to discuss with a member of our friendly team:
 Opening hours: **Mon-Sat 9:00-17:00**, *Sun By Appointment*