

Benjamins

Because property is personal

£775,000

Main Street, Bradmore



MAIN STREET, BRADMORE

Southwell House is a charming four-bedroom detached family home located at the heart of the much sought after Nottinghamshire village of Bradmore. This Grade two listed building offers a wealth of character and original features; in particular heavily oak beamed ceilings to many of the principle rooms and vast extensions to the rear of the property. The conservation village of Bradmore also has excellent transport links to Loughborough, Leicester and Nottingham.

This extremely spacious property briefly comprises: entrance porch, entrance hallway with access to a small cellar, dining room opening a breakfast kitchen and snug area, utility, central lounge, study/2nd dining room, family room with downstairs w/c.

To the first floor: Four double bedrooms including a large master bedroom with en-suite, family bathroom, attic room and large landing area.





- Three Bedroom Property
- Refitted Dining Kitchen
- Modern Refitted Bathroom
- Fully Enclosed Rear Garden
- Off Road Parking
- Gas Central Heating (less than a year old)
- Double Glazing
- Close to Local Amenities

4 Bedrooms / 2 Bathrooms / 5 Receptions

£775,000



Summary

Entrance Hallway 3.68m (12'1") x 1.93m (6'4")

Tiled floor, beamed ceiling, fireplace, window to the front elevation, built in storage cupboard, under stairs storage cupboard with fitted shelving giving access to the cellar.

Dining Room 4.83m (15'10") x 4.22m (13'10")

Tiled floor, window to the front elevation, beamed ceiling, door to the rear elevation leading out into the rear garden, radiator, under floor heating, open fireplace with built in log burner with brick built surround leading through to the kitchen and snug area.

Breakfast Kitchen 5.00m (16'5") x 4.34m (14'3")

Double glazed window to the rear elevation, double doors leading out to the rear garden, L-shaped kitchen units with granite work surfaces and Falcon range cooker, two bowl sink with mixer tap over, skylights, spotlights, t.v point, radiator, island breakfast table with storage cupboards underneath.

Snug 4.88m (16'0") x 2.54m (8'4")

open fireplace with built in log burner with brick-built surround leading through to the dining room, Shelving units, t.v point.

Lounge 6.73m (22'1") x 4.93m (16'2")

Two windows to the front elevation, two radiators, oak beamed ceiling, ingle nook fireplace with oak beam, open fire with exposed brick surround, display cupboards originally salt safes, tv aerial point, french doors leading out to the rear garden, stairs leading to the first floor.

Study 4.67m (15'4") x 4.37m (14'4")

Open fireplace with natural wood surround and cast iron grate and stone hearth, dual aspect windows, radiator, oak beamed ceiling, t.v point

Family Room 6.91m (22'8") x 2.69m (8'10")

Tiled floor, radiator, french doors leading to the rear garden, t.v point, windows to the rear and side elevations

Master Bedroom 4.93m (16'2") x 4.72m (15'6")

Wood double glazed windows to both the front and rear elevation, built in wardrobes, two radiators, loft space has been removed to created high ceiling, spotlights, t.v point

En-Suite 4.62m (15'2") x 2.29m (7'6")

Tiled floor, part tiled walls, bathtub with mixer tap over, shower cubicle with double shower head including rainfall shower head, his and hers wash hand basin's both with mixer taps over, radiator encased with by towel rail, bidet, low flush WC, extractor fan, obscure double glazed window to the side elevation, spotlights, underfloor heating



Bedroom Two 3.81m (12'6") x 2.97m (9'9")

Single glazed window to the front elevation, radiator.

Bedroom Three 4.60m (15'1") x 2.82m (9'3")

Single glazed window to the front elevation, radiator, shelving units, t.v point.

Landing

First floor landing area with window to the rear elevation followed by inner landing with two cushioned sit-down areas either side of built in wardrobes in part two with two further double-glazed windows to the rear elevation, open access to the attic.

Bedroom Four 4.17m (13'8") x 3.17m (10'5")

Single glazed window to the front elevation, radiator, beamed ceiling, tv point.

Bathroom 3.61m (11'10") x 1.88m (6'2")

Tiled floor, partly tiled walls, white three piece suite comprising of panelled bath with shower head over, waverly wash hand basin with mixer tap, low flush WC, radiator, obscure double glazed window to the rear elevation, shaving point, extractor fan.

Utility 4.65m (15'3") x 3.91m (12'10")

Dual aspect windows, wood work surfaces with plumbing for washing machine and dishwasher, tiled floor, under floor heating, built in storage cupboards, door leading out to the rear garden, door leading into the garage.

Garage 5.33m (17'6") x 3.05m (10'0")

Currently used as a dress making room with wood panelled walls, up and over door, under floor heating.

Outside

The property fronts on to Main Street and is predominately laid to lawned with flower beds running the width of the property either side of a pathway leading to the front door. To the side there is a pebbled area providing off road parking and access leading to the single garage.

The rear garden is of an extremely good size and is mostly laid to lawn with stocked flower beds and borders which host a variety of plants, shrubs and bushes and outdoor power points. The patio area running the width of the property has been largely extended to create a spacious family seating area. Set back from the garage at the side of the rear garden is a fenced off area which lends itself as somewhere to be able to grow vegetables or as an enclosure for pets. In the opposite corner of the garden there is a breeze house made with a reed roof and includes heating, lighting and a t.v point as well as a table and seating area.



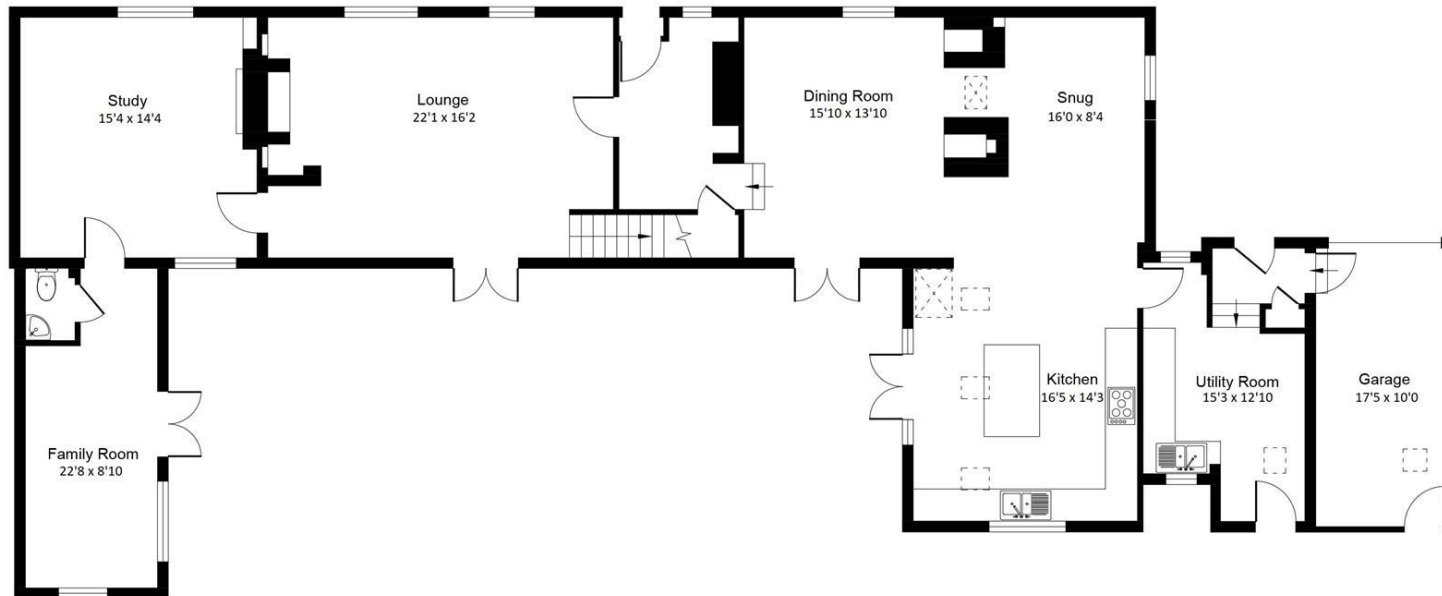
Floorplan

Southwell House, Bradmore

First Floor



Ground Floor



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