



Orchard Close

MOUNT & MINSTER

DESCRIPTION

A large and spacious dwelling, sat on a large corner plot with ample private parking and glorious, private gardens. Offered with no onward chain, this beautiful home requires some renovation/modernisation and offers a well-appointed canvass for the new owners to put their stamp on a truly unique property in this hugely sought-after and tranquil village. Accommodation briefly includes a reception hall with open-plan kitchen and walk-in pantry, a larger reception room with open fire, two double bedrooms, bathroom with a bunded floor and easy access shower, as well as a utility and garage.

The property will have been vacant for two years with effect from the 30th November 2023, therefore attracting a lower rate of VAT of just 5% from registered contractors, effectively reducing the cost of works.

LOCATION

East Bridgford is popular for its history, alongside many local amenities which include a primary school, medical centre, a church, local shops, tennis club, public house, garden centre, vets, garage and a very active village hall.

The village provides excellent access to A52 and A46, as well as good access to the neighbouring market towns of Bingham and Newark. Bingham is a small market town to the East of Nottingham and provides excellent access to some stunning countryside in the nearby Vale of Belvoir as well as attractions near Grantham such as Belton House. There is a busy market in the Market Place alongside The Buttercross in the town each Thursday and a Farmers Market on the third Saturday of every month. Bingham can also boast that it was once voted "the Best Place to bring up a Family". Pierrepont Country Park is home of The National Water Sports Centre, offering everything from adrenaline-pumping activities through to family-friendly fun, nestled amongst 270 acres of beautiful parkland.

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

Nottingham is a historic city with a range of beautiful homes, architecture and local facilities. The Victoria Shopping Centre is a popular destination for shoppers, offering numerous high street brands and restaurants including a popular John Lewis. Local attractions include historic caves and castles, adventure sports or theatres and museums. Wollaton Park is set in over 500 acres of historic parkland it is perfect for a family day out. The park is also home to Nottingham's natural history museum and herds of deer that roam freely around its parkland and lake. Sporting facilities can be found at David Ross Sports Village, with a wide range of facilities and activities including a gym, swimming pool, table tennis, archery, fencing, martial arts, climbing and dance studios.

SCHOOLS

East Bridgford offers Ofsted rated both 'outstanding' and 'good' schools. Local schools include; East Bridgford St Peters Church of England Academy: Ofsted rated 'Outstanding', Gunthorpe Church of England Primary School, Robert Miles Infant School, Robert Miles Junior School and Toot Hill School: Ofsted rated 'Outstanding'.

ACCOMMODATION

Reception Room

23'11" x 12'11"

Reception Hall

11'11" x 11'6"

Kitchen

12'0" x 11'11"

Utility

8'11" x 4'7"

WC

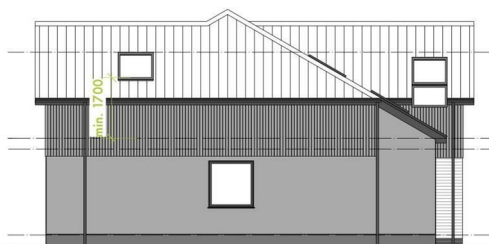
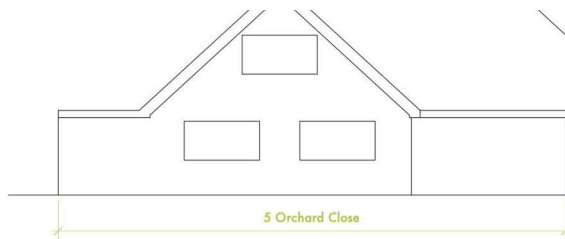
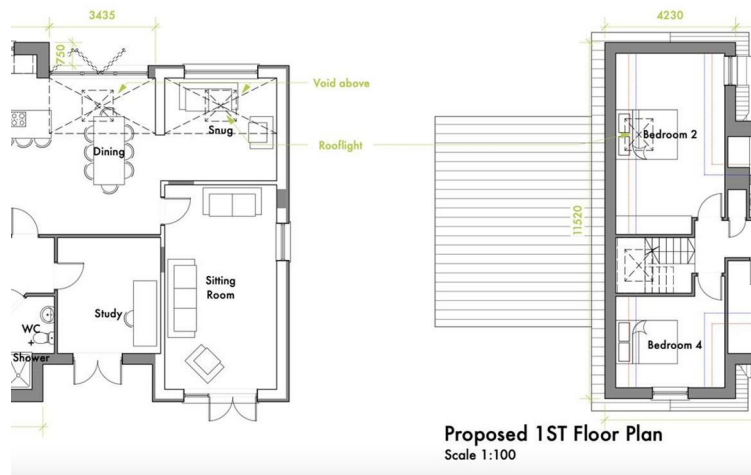
4'11" x 3'5"

Master Bedroom

11'11" x 11'11"

Proposed West Elevation

Scale 1:100



Proposed North Elevation

Scale 1:100



Proposed East Elevation

Scale 1:100



Proposed South Elevation

Scale 1:100

Main bathroom, master en-suite and master dressing room rooflights to be a minimum of 1.7m above finished floor level, with mechanisms fitted to prevent opening by no more than 30cm



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Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,

Lincolnshire, LN2 1QA

Tel: 01522 716204

Email: info@mountandminster.co.uk

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