



Smiths
your property experts

Main Street

Willoughby on the Wolds

- Super detached family home in a beautiful location
- Considerable modernisation and extension potential stp
- Outstanding private plot extending to circa 1/4 of an acre
- Generous frontage with a private driveway
- Four double bedrooms and three reception spaces
- Walking distance of the excellent village primary school
- Opportunity to add 50% more living space

General Description

Smiths Property Experts offer to the market this superb, detached family home with considerable modernisation and extension potential subject to the necessary planning consents. The property occupies an outstanding private plot extending to circa 1/4 of an acre in the highly thought-of village of Willoughby on the Wolds.

This quintessentially English village is surrounded by beautiful countryside whilst also being well-connected with excellent road links to West Bridgford, Nottingham, Leicester, Melton Mowbray, and Grantham. The village has an excellent primary school and good quality secondary, independent, and public, schooling options close by. East Midlands Airport is also easily accessible and within a 20-minute drive. There are great local options for livery should a purchaser wish to keep horses nearby, and a rare and real sense of community.







The Property

The property affords a wealth of living space with further extension potential. There are four double bedrooms and three reception spaces all centred around a light-filled entrance hall and landing.

The property has a gross floor area of circa 2,010 square feet including an integrated garage. The living space is well laid out across two floors and briefly comprises a spacious entrance hall, study/home office, open-plan sitting/dining room, kitchen/diner and a conservatory. There is also a boot room, utility room and a downstairs w.c. Upstairs, from a light-filled landing, are four good-sized bedrooms, an airing cupboard, a bathroom, and a separate shower room.

The property is ready for modernisation and there is a precedent already set by neighbouring properties that have been heavily remodelled and extended. The property offers a fantastic and rare opportunity to create a substantial family home, with circa 50% more living space than it offers today, in a central position of this much sought-after village.



The Outside

Externally the property is set in a superb plot of circa 1/4 of an acre and is set back from the road behind a private drive and parking for multiple vehicles. There are front and rear lawns with mature borders and the rear aspect affords almost total privacy with farmland to the rear. There is a flagstone-laid patio terrace ideal for entertaining.





Property Information

EPC Rating: E

Tenure: Freehold . Council Tax Band F.

Local Authority: Rushcliffe Borough Council

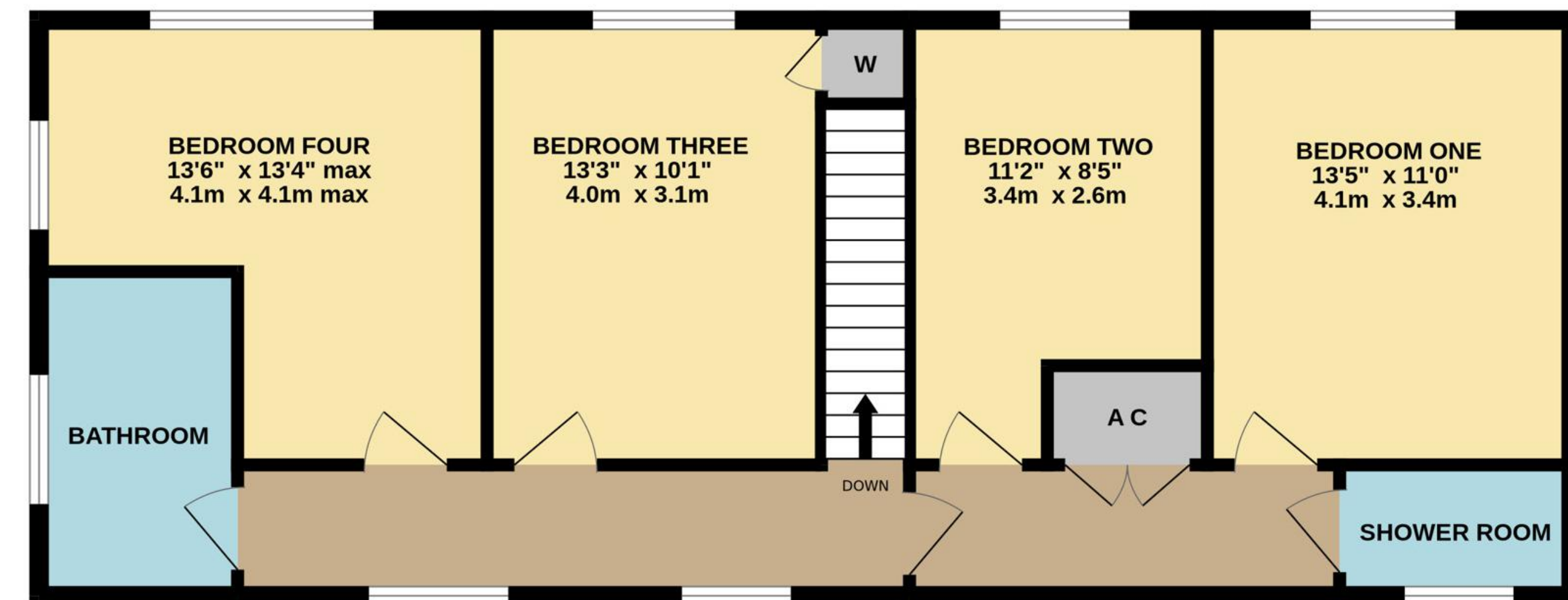
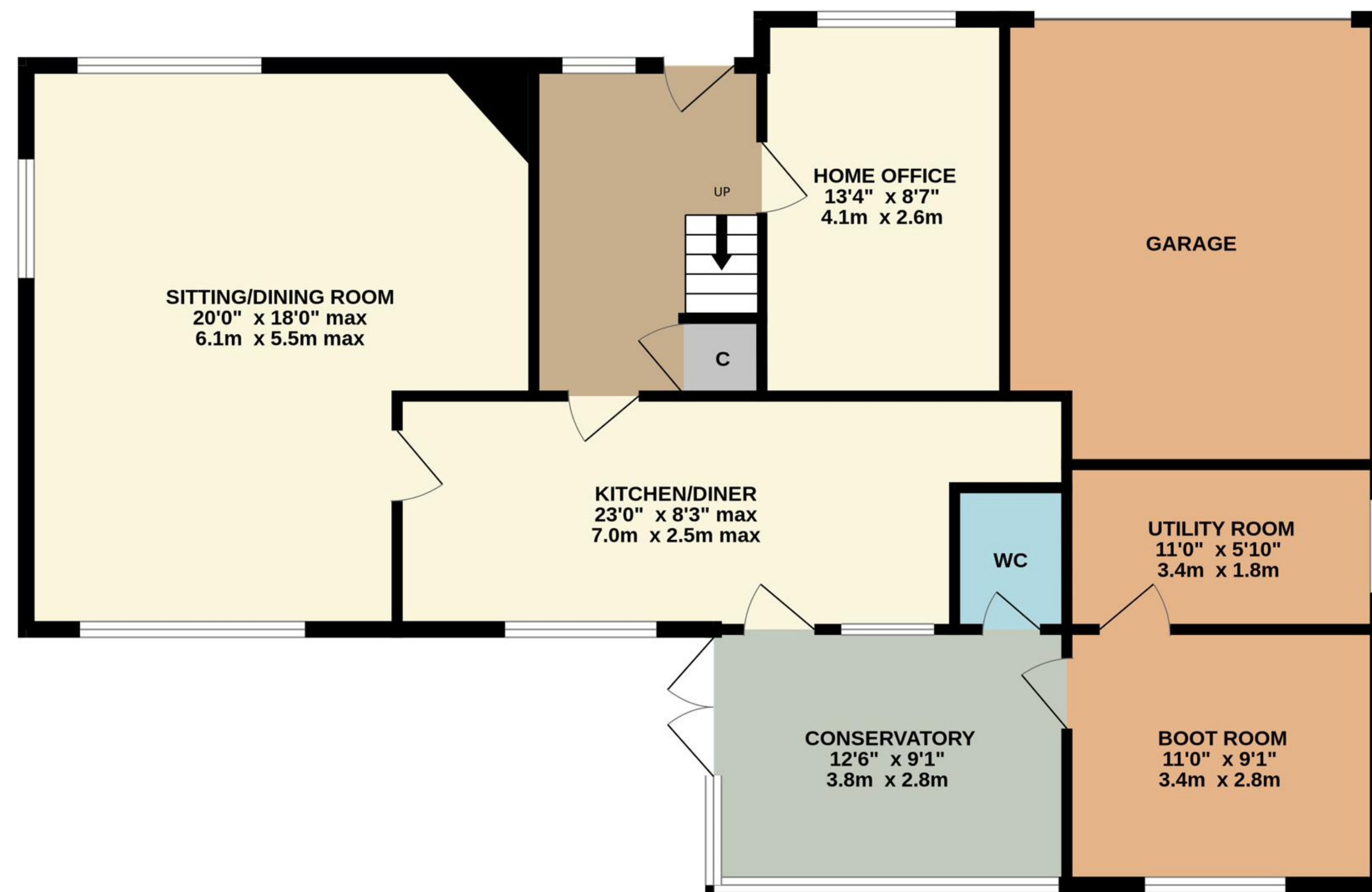
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 2010 sq.ft. (186.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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