



87a Main Road
Underwood, Nottinghamshire, NG16 5GP

Based in the heart of the village, yet set well back from the road and with countryside views, this five bedroom, four bathroom, family home has versatile accommodation that can be flexed to suit the needs of a growing family.

- Village Location
- Private Setting
- Five Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Dining Kitchen
- Separate Utility Room
- Office/Playroom
- Half Acre Setting
- Double Garage
- Electric Gates

Based in the heart of the village, yet set well back from the road and with countryside views, this family home has versatile accommodation that can be flexed to suit the needs of a growing family.

A private drive leads to electric gates which open onto a spacious driveway and private garden.

The spacious Reception Hall gives direct access to all the downstairs accommodation meaning that the rooms have added flexibility and can be used to suit the family.

The well-proportioned Sitting Room has a feature gas living flame fire and quality laminate flooring that follows through for the Reception Hall. French windows open onto the rear patio and garden.

There is a generous sized Dining Room which over looks the private front garden. Currently this space is used as a Cinema Room demonstrating the versatility of this home.

The Games Room again is a versatile space and could be used as a Cinema Room, Playroom or Second Sitting Room. Patio doors lead on to the side garden and a further door opens onto the rear patio making this an excellent party space.

The Dining Kitchen is the heart of the home with plenty of space for a dining table as well as incorporating all the mod-cons expected in a 21st century kitchen including a NEFF double oven, electric hob with hood, dishwasher, fridge and the all important wine cooler. Granite work-surfaces complete the look. French windows open onto the patio giving easy access for al fresco dining.

A separate Utility Room has plumbing for the washing machine, a drier, an additional party dishwasher and a freezer.

There is also an Office/Study/Playroom, a Guest Cloakroom/WC as well as a large Cloaks Cupboard with plenty of room for all the family's coats and shoes as well as a convenient place to store a pushchair.

The downstairs accommodation is completed with a Guest Bedroom with En-suite giving easy access for anyone that finds stairs difficult.

Upstairs is a spacious Landing which could be used as a Play Area, Computer/TV Room or even as a quiet Reading space. Depending on building regulations there is also potential for this to be converted into a sixth Bedroom if required.

On the first floor is an additional Double Bedroom with En-suite as well as two further bedrooms and a Family Bathroom.

Finally there is a Master Suite. The Bedroom has plenty of wardrobe space as well as a sitting area. The large En-suite offers the luxury of under-floor heating, a double shower and a spa bath.

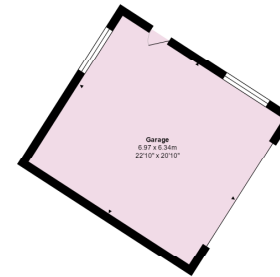
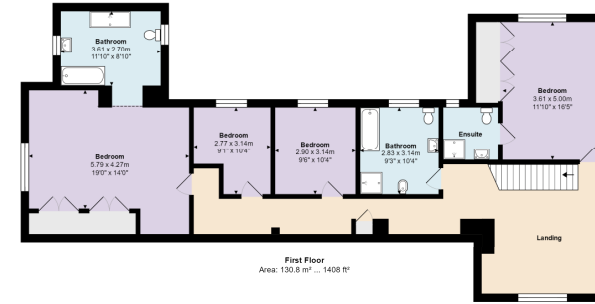
Outside there is a detached Double Garage with an electric door.

The plot is extremely private and just under half an acre. It is well maintained with mature trees and shrubs as well as three water features. The large lawn area at the front would make a great outdoors games space for the kids whilst the patio and rear garden are ideally for summer barbeques. The rear views show the country setting of this adaptable family home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approx. Total Area: 315.9 m² ... 3400 ft² (excluding garage)
This plan is for illustrative purposes only.
Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, orientations and item placements are approximate and no responsibility is taken for any error, omission, or mis-statements.



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