



Sussex Cottage, 7 Cockerels Roost

Newton-on-trent, Lincoln, LN1 2FY



Book a Viewing!

£330,000

Sussex Cottage is a beautifully presented three bedroomed detached home located within the desirable village of Newton-on-Trent. The property has been lovingly maintained and thoughtfully updated by the current owners and features recently installed UPVC double glazing throughout, along with composite external doors. Internally the accommodation comprises of a large Entrance Hall way with stairs rising to the First Floor, a generous sized Lounge with double aspect and double doors to the rear garden, Kitchen, Dining Room, Rear Lobby, Downstairs WC and a First Floor Landing which leads to three good sized Bedrooms, large four piece En-suite to the Main Bedroom and a Family Bathroom. Outside there is a lawned garden to the front with a gravelled driveway to the side providing ample off road parking and access to the attached garage. There is a well-maintained garden to the rear with a lawned garden and patio area. Viewing of the property is essential.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newton-on-Trent is a village located on the A57 and is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, Gainsborough and also the A1. The village itself offers a local primary school and church.

ACCOMMODATION

ENTRANCE HALL

With composite external door, radiator, two UPVC double glazed windows and stairs to the first floor.



LOUNGE

19' 11" x 13' 1" (6.07m x 3.99m) With UPVC double glazed window and double doors to the rear garden, feature log burner, two radiators and wooden flooring.

DINING ROOM

12' 11" x 10' 4" (3.94m x 3.15m) With UPVC double glazed window, radiator and tiled flooring.

KITCHEN

12' 5" x 8' 10" (3.78m x 2.69m) With UPVC double glazed window, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, integral oven, four ring electric hob with extractor fan over, integral dishwasher and fridge, stainless steel sink unit and drainer, plumbing and space for washing machine and radiator.

REAR LOBBY

With access into the rear garden.

WC

With low level WC, wash hand basin, tiled flooring and radiator.

FIRST FLOOR LANDING

With UPVC double glazed window, radiator and access to the roof void and airing cupboard.

BEDROOM 1

13' 0" x 12' 9" (3.96m x 3.89m) With UPVC double glazed window, built-in wardrobe and radiator.



EN-SUITE

9' 4" x 9' 3" (2.84m x 2.82m) With tiled flooring, low level WC, wash hand basin, walk-in shower, bath, extractor fan, heated towel rail and UPVC double glazed window.

BEDROOM 2

13' 1" x 10' 4" (3.99m x 3.15m) With UPVC double glazed window, radiator and storage cupboard.

BEDROOM 3

9' 5" x 8' 11" (2.87m x 2.72m) With UPVC double glazed window and radiator.



BATHROOM

9' 3" x 6' 8" (2.82m x 2.03m) With tiled flooring, partly tiled walls, low level WC, wash hand basin, bath with shower over, extractor fan, radiator and UPVC double glazed window.

OUTSIDE

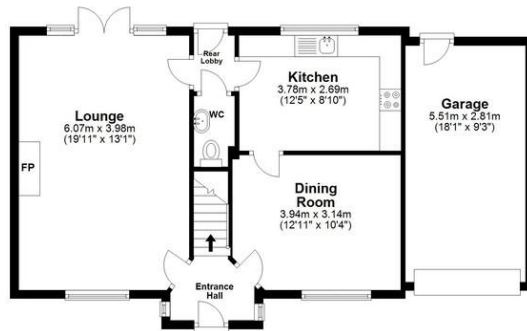
To the front of the property there is a lawned garden with a gravelled driveway to the side providing off road parking and giving access to the attached garage. There is access to the side of the property leading to the rear garden which is mainly laid to lawn with a patio seating area.





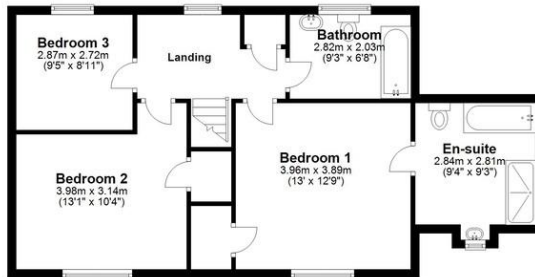
Ground Floor

Approx. 70.3 sq. metres (756.6 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



Total area: approx. 133.6 sq. metres (1438.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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