



North Road, Weston



Asking Price £335,000

- Detached Cottage
- Three Well-Proportioned Bedrooms
- Bathroom & Shower Room
- Kitchen & Three Reception Rooms
- Large Garage & Store/Workshop
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D



Believed to date back to 1830, 'Sunny View Cottage' is a delightful, detached cottage, brimming with character and charm, and offers superb potential to be a wonderful family home. The property is located in the attractive village of Weston, which benefits from superb access to the A1 as well the neighbouring places of Sutton-on-Trent and Tuxford that provide fantastic local amenities. The property's spacious accommodation comprises to the ground floor: entrance hall, sitting room with bay window and electric fire, cosy dual aspect lounge with bay window and feature multi fuel burning stove, separate dining room and kitchen with a range of storage units, four ring gas hob, and electric fan assisted oven and grill. In addition, a rear hall gives integral access to a large garage and useful store/workshop that could be utilised/converted for a variety of purposes (subject to relevant regulations). The first floor boasts three well-proportioned bedrooms, shower room and a jack and jill bathroom suite. Outside, the property is approached with a driveway that leads down the side of the property, leading up to- the garage at the rear. The garden is set to the left side of the property and is westerly facing. It measures approximately 0.13 acres and boasts a superb degree of privacy. Other features of this lovely home include oil fired central heating and UPVC double glazed windows.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge

4.52m x 3.76m (14'10 x 12'4)

Sitting Room

3.96m x 3.76m (13'0 x 12'4)

Dining Room

3.96m x 2.13m (13'0 x 7'0)

Kitchen

5.56m x 2.13m (18'3 x 7'0)

Rear Hall

2.26m x 2.11m (7'5 x 6'11)

First Floor Landing

Bedroom One

4.57m x 3.78m (15'0 x 12'5)

Bedroom Two

3.94m x 3.71m (12'11 x 12'2)

Bedroom Three

3.96m x 2.13m (13'0 x 7'0)

Bathroom

2.74m x 2.01m (9'0 x 6'7)

Shower Room

2.51m x 1.24m (8'3 x 4'1)

Garage

5.61m x 4.72m (18'5 x 15'6) maximum measurements

Workshop/Store

5.05m x 2.82m (16'7 x 9'3)

Services

Oil fired central heating, and mains electricity, water and drainage are connected.





Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.

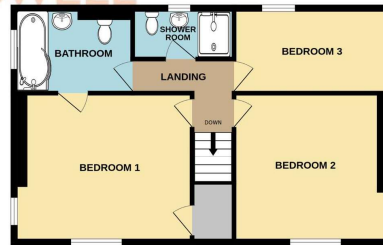


Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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