



Mill Lane,
Normanton-on-Trent



Asking Price £375,000

- Detached Cottage
- Three/Four Bedrooms
- Large Lounge & Study/Bedroom 4
- Granite Dining Kitchen
- Ensuite, Shower Room & G/F WC
- Double Garage & Driveway
- No Chain
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D



MARKETED WITH NO CHAIN. Enjoying a delightful quiet position in the popular village of Normanton-on-Trent, Cherry Tree Cottage is a charming, detached home, boasting a wonderful balance between character and modern living. Tastefully presented, the property's accommodation comprises to the ground floor: entrance porch, inviting entrance hallway, WC, large dual aspect lounge with feature fireplace housing a multi fuel burning stove, study/bedroom four and a quality triple aspect dining kitchen which benefits from granite work surfaces, provision for range cooker, space for American style fridge/freezer and integrated dishwasher. To the first floor, there is a shower room and three bedrooms, with the master bedroom having a generous ensuite bathroom. Externally, the property is approached through double wrought iron gates which open onto a gravelled driveway which in turn leads to the double garage. The garden is predominantly laid to lawn with a decked entertaining area accessed through French doors from the lounge. Other features of this home include oil fired central heating and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Porch

2.06m x 0.99m (6'9 x 3'3)

Entrance Hall

3.91m x 3.25m (12'10 x 10'8) maximum measurements

Ground Floor WC

2.54m x 0.89m (8'4 x 2'11)

Lounge

5.74m x 4.80m (18'10 x 15'9)

Study/Bedroom Four

2.77m x 2.54m (9'1 x 8'4)

Dining Kitchen

5.99m x 3.94m (19'8 x 12'11)

First Floor Landing

Bedroom One

3.94m x 3.61m (12'11 x 11'10)

Ensuite Bathroom

3.17m x 2.21m (10'5 x 7'3)

Bedroom Two

3.89m x 2.21m (12'9 x 7'3) maximum measurements

Bedroom Three

2.72m x 2.54m (8'11 x 8'4)

Shower Room

2.18m x 1.78m (7'2 x 5'10) maximum measurements

Double Garage

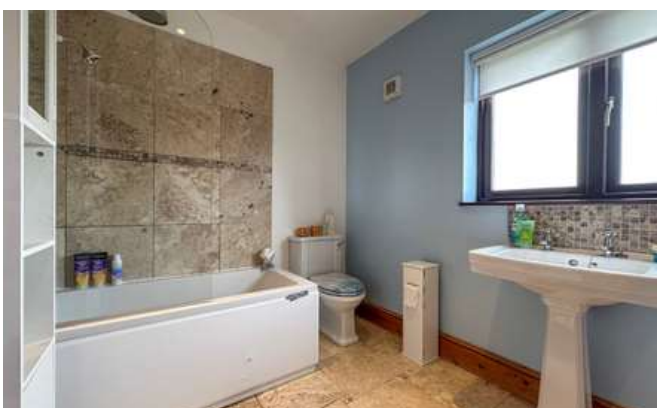
5.51m x 5.03m (18'1 x 16'6)

Services

Oil fired central heating. Electricity, water and drainage are connected.

Normanton-on-Trent

The village of Normanton on Trent lies approximately 12 miles north of Newark, with easy access to the A1 and within commuting distance of Nottingham and Lincoln. Within the village is St. Matthew's C of E Primary School, St. Matthews Church and two public houses. A wider range of amenities can be found in Sutton on Trent which is just over 2 miles away or alternatively Tuxford just 4 miles away.





Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 are taken internally and cannot be assumed 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.

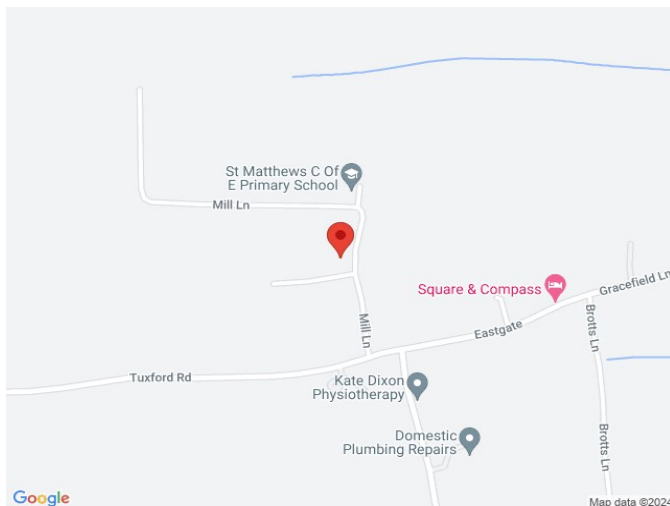
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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