



Parkins Row, Caunton



**£350,000**

- Charming Semi Detached Home
- Three/Four Bedrooms
- Two Reception Rooms & Kitchen
- Bathroom & Ensuite
- Cottage-Style Garden
- Garage & Parking
- No Chain
- Council Tax band: C
- Tenure: Freehold
- EPC Rating: E





Having been tastefully renovated over the last few years by the current owner, this delightful cottage is believed to date back to 1825 and boasts charming accommodation throughout, with a variety of characterful features including beamed ceilings and beautiful fireplaces. The property has had new hardwood double glazed windows, new electric heating system, wonderful new kitchen and two quality bathroom suites, all within the last five years, making this a home to move straight into.

The property's accommodation comprises to the ground floor: spacious triple aspect lounge with feature log burning stove, conservatory, and dining room opening through to the kitchen which benefits from a range of appliances to include a fridge/freezer, separate freezer, dishwasher, washing machine and electric range cooker. The first floor has two double bedrooms, a luxurious four piece bathroom suite with feature roll top bath, and a study area/dressing room that has stairs rising to the second floor, where there is another double bedroom and large ensuite shower room.

This home boasts a beautiful southerly facing cottage garden to the front, with the now mature garden having a gorgeous variety of plants and shrubs. A gate opens on to a gravelled driveway where this property enjoys off street parking as well as a single garage. It is worth noting that the property had planning permitted in 2021 for the removal of the existing conservatory, and to be replaced with a single-storey brick built porch with internal cloakroom/toilet. Viewing will be key to appreciate the charming nature of this home, as well as the tranquil position within the popular village of Caunton.









## ACCOMMODATION - Rooms & Measurements

### Conservatory

4.34m x 2.44m (14'3 x 8'0)  
maximum measurements

### Dining Room

4.19m x 2.51m (13'9 x 8'3)

### Kitchen

4.34m x 2.13m (14'3 x 7'0)

### Lounge

5.87m x 4.09m (19'3 x 13'5)  
maximum measurements

### First Floor Landing

### Bedroom One

4.09m x 3.56m (13'5 x 11'8)

### Bedroom Two

3.63m x 2.57m (11'11 x 8'5)

## Bathroom

3.28m x 2.18m (10'9 x 7'2)  
maximum measurements

## Study Area/Dressing Room

3.99m x 2.18m (13'1 x 7'2)

## Second Floor

### Bedroom Three

4.27m x 3.99m (14'0 x 13'1)  
maximum measurements

### Ensuite Shower Room

4.24m x 3.51m (13'11 x 11'6)  
maximum measurements

## Services

Mains electricity and water. Drainage by way of a septic tank.







### Agent's Note - Planning Permission

This home had planning permitted in October 2021 for the following: Remove existing principal conservatory, replace with single-storey brick built porch with internal cloakroom/toilet. The porch will be within the footprint of the existing conservatory. For more detail, search Newark & Sherwood planning portal with the Reference: 21/01711/HOUSE.

### Agent's Note – Driveway Access

The neighbouring property has access across the driveway between this property's front gate and driveway to their garage and front garden.

### Cauntton

Cauntton is a small village, 6 miles north-west of the market town of Newark and is also within easy commuting distance of Southwell and Mansfield. Amenities include Dean Hole Primary School, The Plough Inn public House, The Beck at Cauntton public house and restaurant and St Andrews Church.

### 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 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



# 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		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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