



Willoughby Court, Norwell



Guide Price £250,000 to £260,000

- Delightful Granary Conversion
- Character & Charm
- Two Double Bedrooms
- Spacious Lounge & Dining Kitchen
- First Floor Shower Room
- Cottage Style Front Garden
- Off Street Parking For Two Vehicles
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: E



Enjoying an idyllic position on a quiet private road in the sought after village of Norwell, this delightful granary conversion represents a superb balance between characterful, yet modern living with a wonderful open plan ground floor space and well-proportioned accommodation throughout. This unique property is a home ready to move straight into and falls within the Grade II listed curtilage.

The property's accommodation comprises to the ground floor: dining kitchen with a range of appliances to include a four ring electric hob, electric oven, fridge/freezer and dishwasher, with under stairs storage cupboard and an opening to a spacious yet cosy beamed lounge with double doors opening onto the cottage garden. The first floor enjoys a welcoming landing space, two double bedrooms and a shower room.

Externally, the property benefits from a gravelled driveway to the side providing off street parking for two vehicles and a small low maintenance courtyard style garden to the front which is enclosed with mature hedging, and features paved pathways and seating areas, a small, shaped lawn and planted beds as well as a climbing wisteria. Other features include double glazed windows and electric central heating.



ACCOMMODATION - Rooms & Measurements

Dining Kitchen 12'0" x 18'9" (3.7m x 5.7m)
maximum measurements

Lounge 11'8" x 17'1" (3.6m x 5.2m)

First Floor Landing

Bedroom One 12'0" x 12'9" (3.7m x 3.9m)

Bedroom Two 11'5" x 11'8" (3.5m x 3.6m)

Shower Room 5'2" x 7'5" (1.6m x 2.3m)
maximum measurements

Services

Mains electricity, water and drainage are connected.

Norwell

Norwell is a thriving rural village, lying 9 miles north of the Market town of Newark and northeast 9 miles of the Minster town of Southwell, with easy access to the A1 and a direct train link to London's Kings Cross via Newark North Gate train Station which lies on the East Coast mainline. The village benefits from amenities including 'The Plough' public house, a primary school and St Laurence 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.

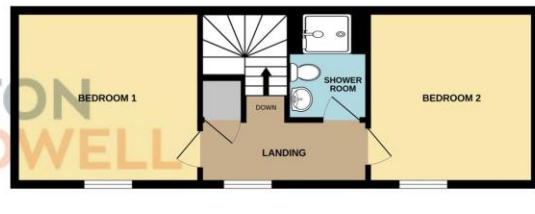
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

GROUND FLOOR



1ST FLOOR



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		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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