



Toad Lane, Elston



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Asking Price £475,000



Key Features

- Delightful Detached Cottage
- Three/Four Bedrooms
- Three/Four Reception Rooms
- Kitchen & Utility Room
- Ensuite, Bathroom & G/F WC
- Generous Rear Garden
- Council Tax Band: E
- EPC Rating: D
- Tenure: Freehold





Boasting a delightful combination of character and charm, this beautiful detached cottage is located in the heart of the popular village of Elston, offering easy access to the A46 as well as neighbouring towns of Newark and Bingham. 'May Cottage' has been tastefully improved by the current owners, creating a quirky, cosy family home and a property to move straight into.

The property's accommodation comprises to the ground floor: L-shaped entrance hall (currently used as a boot room), WC, home office/bedroom four, separate dining room, dual aspect lounge with feature multi fuel burning stove and pantry cupboard, kitchen with four ring electric hob, two ring gas hob and electric oven, garden room with a gorgeous grapevine and a utility room. The first floor benefits from a wonderful landing space that has generous storage units and seating area, newly fitted bathroom suite, and three bedrooms with the main bedroom enjoying a vaulted ceiling and superb ensuite bathroom.

Outside, this cottage is approached with a generous block paved and gravelled driveway providing off street parking for multiple vehicles. A secure gate then leads through to the private enclosed garden to include a crazy paved patio, array of tasteful plants and mature trees and a wildlife pond with stone boulder surround. The rear garden is predominantly laid to lawn with archway to hard standing which offers provisions for a greenhouse. There is also an orchard/vegetable garden to the bottom of the garden. Other features include hardwood double glazing and gas central heating.

This sought-after character cottage deserves to be viewed internally in order to fully appreciate its expansive layout with a wealth of original features.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 7'11" x 10'10" (2.4m x 3.3m)
maximum measurements

Ground Floor WC 3'11" x 5'7" (1.2m x 1.7m)

Home Office 4'8" x 14'4" (1.4m x 4.4m)

Dining Room 11'0" x 12'0" (3.4m x 3.7m)

Lounge 11'10" x 17'0" (3.6m x 5.2m)
maximum measurements

Kitchen 7'0" x 11'9" (2.1m x 3.6m)

Utility Room 7'10" x 12'1" (2.4m x 3.7m)

Garden Room 7'5" x 11'6" (2.3m x 3.5m)

First Floor Landing

Bedroom One 10'10" x 12'6" (3.3m x 3.8m)

Ensuite Bathroom 7'1" x 10'6" (2.2m x 3.2m)

Bedroom Two 10'11" x 12'1" (3.3m x 3.7m)
maximum measurements

Bedroom Three 7'3" x 11'1" (2.2m x 3.4m)

Family Bathroom
maximum measurements





Services

Mains gas, electricity, water and drainage are connected.

Elston

Traditionally a farming village, Elston has been a conservation area since 1992 and is located 5 miles south west of Newark. Amenities include 'The Chequers Inn' public house and restaurant, a community shop, 'All Saints' primary school and a village hall.

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.

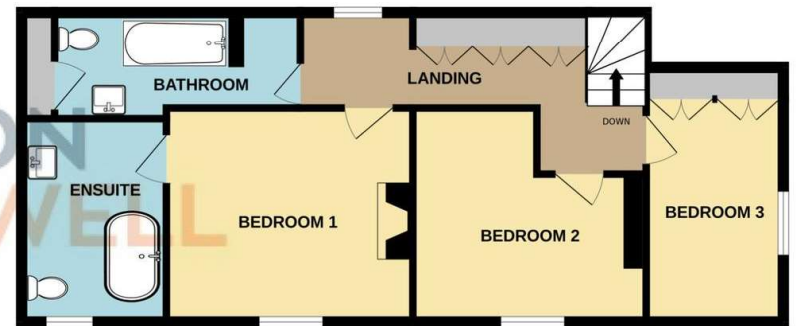




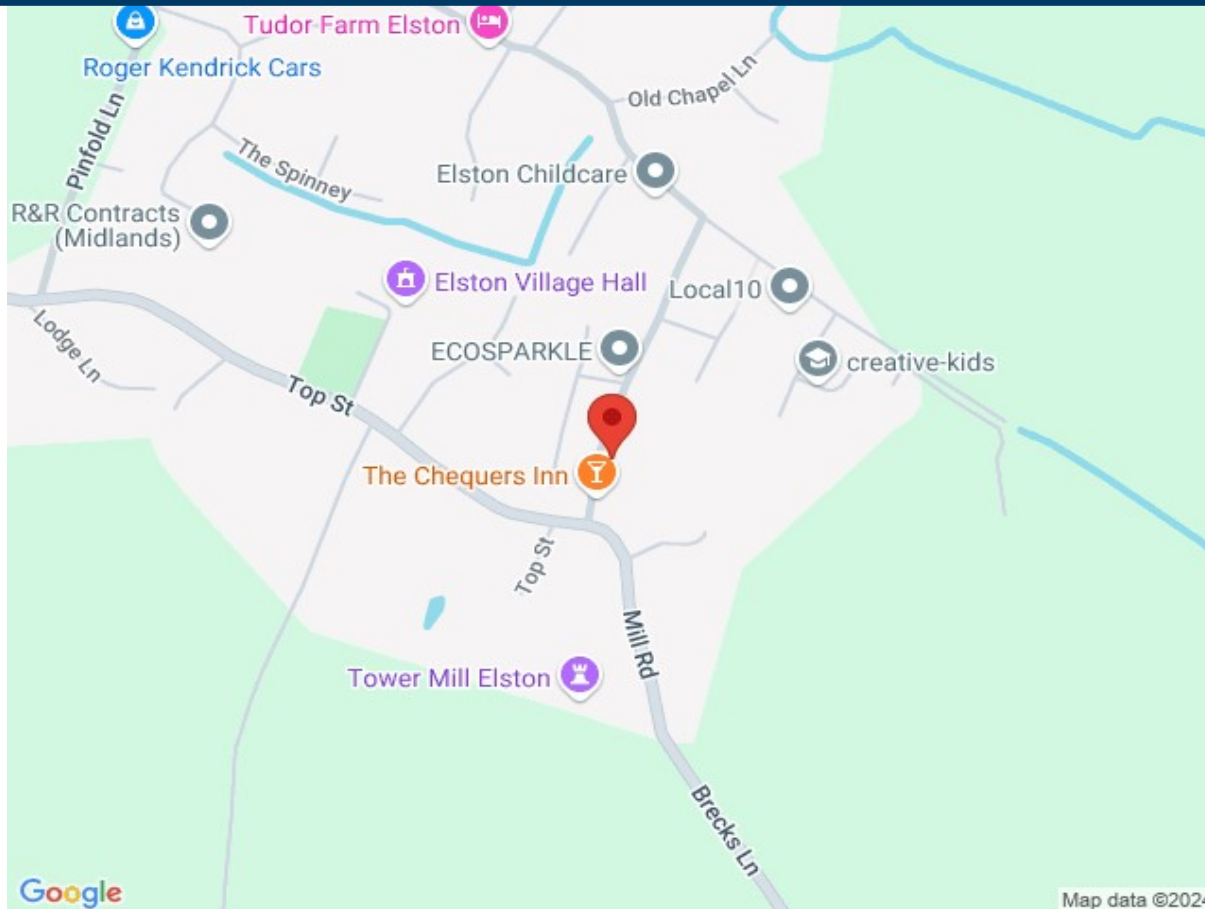
GROUND FLOOR



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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