



Main Street, Sutton-on-Trent



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Guide Price £450,000 to £475,000



Key Features

- Detached Cottage
- Substantial Plot
- Four Bedrooms
- Bathroom & G/F Shower Room
- Three Generous Reception Rooms
- Kitchen & Utility Room
- Council Tax Band: F
- EPC Rating: E
- Tenure: Freehold





Pleasantly positioned in the heart of the well-served village of Sutton-on-Trent lies this quirky detached cottage which falls within a conservation area and boasts incredible potential, with a substantial west facing plot, attached barn and stables. The garden has been split to include a formal garden space, as well as a paddock/orchard area. Viewing will be essential to appreciate the sizeable nature of the plot and the scope this home has to offer.

The property's accommodation comprises to the ground floor: entrance hall, W/C, large lounge with French doors to the rear garden and feature fireplace, home office, utility/boot room, formal dining room and kitchen which has a useful pantry cupboard and appliances to include a four-ring electric hob, electric oven and grill, and integrated dishwasher. Also, to the ground floor there is a further entrance that has stairs rising to the first floor, door through to the kitchen and access to two bedrooms and a shower room. This could easily provide annexe living should it be required. One of these bedrooms is currently being utilised as a cosy sitting room. To the first floor, there is a sizeable family bathroom suite and two double bedrooms, one of which has storage rooms off.

Outside, this home is approached with a recently replaced five bar wooden gate which opens through to a gravelled driveway and extends through to a concrete area. This leads down to the formal garden area, which is predominantly laid to lawn with a variety of mature shrubs. Access can also be found to the barn and stables, which offer significant potential for conversion, subject to relevant planning. The garden further extends to a vegetable garden before having a fenced off area,

which opens through to a paddock/orchard. The garden is of considerable size, and similarly to the house, provides enormous potential to suit a variety of purposes. Other features of this home include UPVC double glazing to the house, and oil-fired central heating.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 8'2" x 4'11" (2.5m x 1.5m)

Ground Floor W/C 5'8" x 2'10" (1.7m x 0.9m)

Lounge 23'2" x 14'6" (7.1m x 4.4m)
maximum measurements

Dining Room 14'2" x 13'11" (4.3m x 4.2m)

Home Office 13'9" x 11'11" (4.2m x 3.6m)

Kitchen 13'11" x 11'2" (4.2m x 3.4m)

Utility 11'8" x 10'6" (3.6m x 3.2m)

Inner Hallway 8'4" x 4'6" (2.5m x 1.4m)
maximum measurements

Bedroom Three/Sitting Room 13'5" x 11'5" (4.1m x 3.5m)

Bedroom Four 11'2" x 7'7" (3.4m x 2.3m)





Ground Floor Shower Room 8'3" x 6'6" (2.5m x 2m)
maximum measurements

First Floor Landing

Bedroom One 14'2" x 14'0" (4.3m x 4.3m)

Bedroom Two 13'11" x 11'5" (4.2m x 3.5m)
maximum measurements

Bathroom 11'4" x 10'0" (3.5m x 3m)
maximum measurements

Outbuildings:

Barn 24'3" x 11'9" (7.4m x 3.6m)

Stables 17'11" x 11'8" (5.5m x 3.6m)

Services

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

Sutton-on-Trent

Situated 8 miles north of Newark, 10 miles south of Retford and with easy access to the A1. Sutton on Trent is a designated conservation village and benefits from an array of amenities including Co-op store, butchers, delicatessen, The Lord Nelson public house, hairdressers, doctor's surgery and Sutton on Trent Primary School.



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.

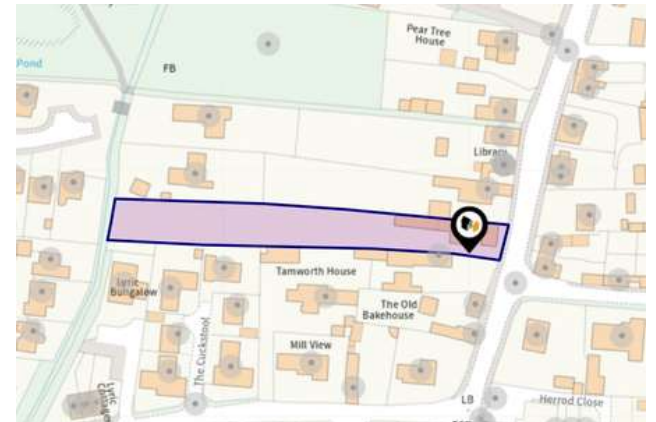
Anti-Money Laundering Regulations

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.



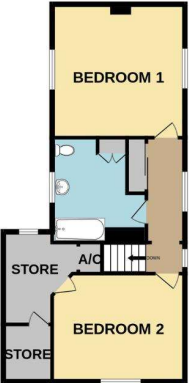


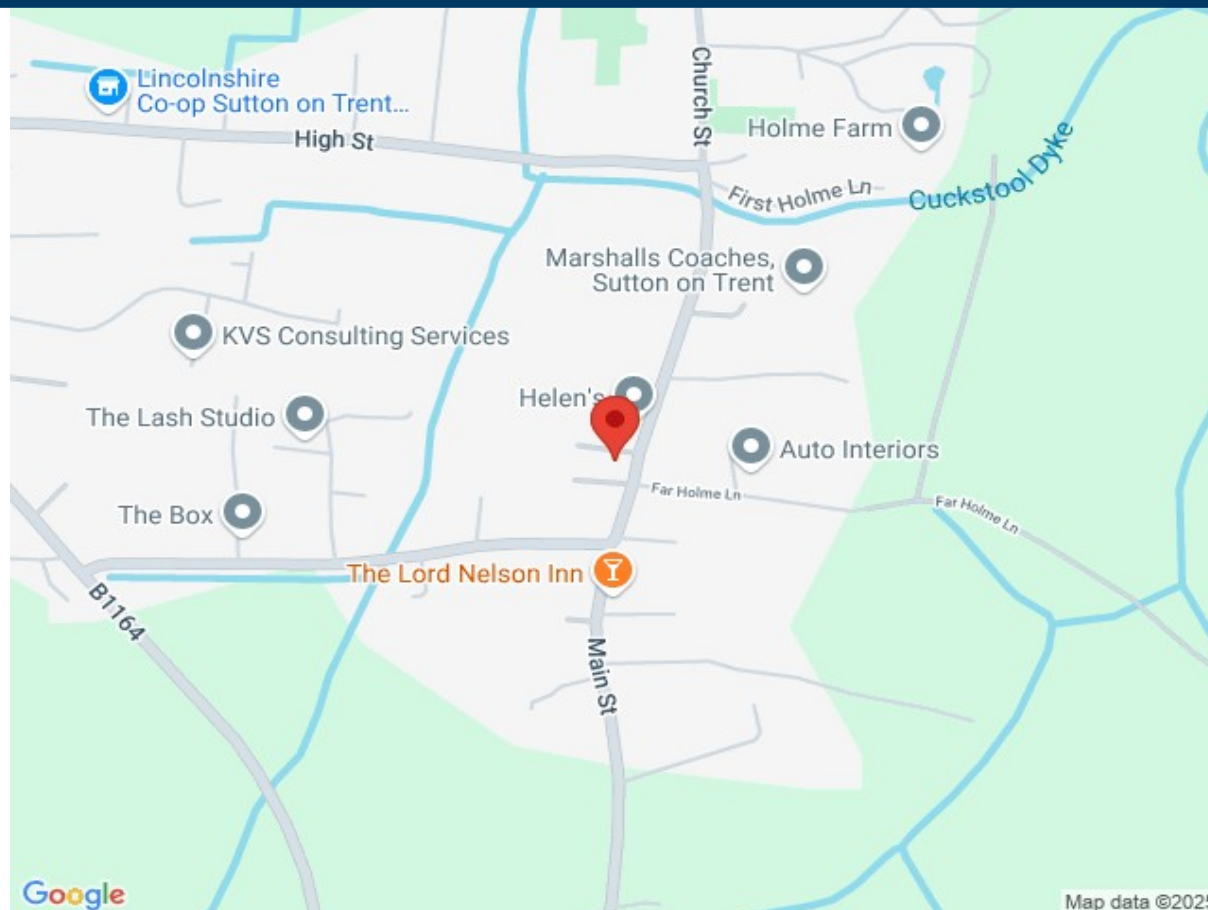
GROUND FLOOR



NEWTON
FALLOWELL

1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

