



Grassthorpe Road, Sutton-on-Trent



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Guide Price £250,000 to £275,000



## Key Features

- Detached Village Cottage
- Three Double Bedrooms
- Two Shower Rooms
- Lounge/Diner & Sitting Room
- Kitchen, Pantry & Utility
- Generous Gardens
- No Chain
- Council Tax Band: D
- EPC Rating: F
- Tenure: Freehold





Offering great potential, this delightful, detached cottage sits within a beautiful plot, with gardens predominantly to the front of the property, and benefits from flexible ground floor accommodation and could potentially provide self-contained living if required.

The property's accommodation comprises to the ground floor: entrance porch, open plan dual aspect lounge/diner, kitchen with four ring electric hob and electric oven, utility room, pantry cupboard, generous sitting room with French doors to the garden, large double bedroom and a shower room. The first floor has two double bedrooms and a further shower room.

Outside, the property has a wrought iron gated entrance that opens to a grassed driveway which leads up to the single detached garage. The gardens have been beautifully landscaped with a variety of established plants, shrubs and trees, and benefits from a wonderful degree of privacy. There is also a useful summer house. Other features include oil fired central heating and UPVC double glazing. Viewing will be key to appreciate the gardens and potential of this village cottage.

## ACCOMMODATION - Rooms & Measurements

Entrance Porch 5'5" x 3'0" (1.7m x 0.9m)

### Lounge/Diner:

Living Area 11'6" x 11'3" (3.5m x 3.4m)

Dining Area 11'3" x 10'1" (3.4m x 3.1m)

Kitchen 7'6" x 6'7" (2.3m x 2m)

Utility Room 8'5" x 6'11" (2.6m x 2.1m)

Pantry 6'4" x 4'4" (1.9m x 1.3m)

Sitting Room 16'0" x 13'5" (4.9m x 4.1m)  
maximum measurements

Bedroom Three 15'10" x 10'3" (4.8m x 3.1m)  
maximum measurements

Ground Floor Shower Room 8'6" x 5'5" (2.6m x 1.7m)

### First Floor Landing

Bedroom One 11'4" x 10'5" (3.5m x 3.2m)  
maximum measurements

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

Shower Room 7'10" x 6'10" (2.4m x 2.1m)  
maximum measurements









### Agent's Note - Title

We have been advised that the title is unregistered, they have been submitted to the Land Registry for registration. However, if a sale is negotiated quickly, then a copy of the Memorandum of Sale will need to be submitted to the Land Registry in order to request the application to be expedited. This is at the discretion of the Land Registry.

### Agent's Note - Flooding

Several properties, including this property, in the village suffered from internal flooding back in 2018, which after investigation was believed to be due to the outfall from the highway drainage system to the Bulham Lane drain being submerged and therefore ineffective. The council have an extensive program to deal with this. The first phase is well under way with substantial improvements to the Bulham lane drain and a water storage area.

Property flood resilience measures were later carried out on the property, which for more information, please contact the office. If you would also like further information regarding the flood, please visit the below link.

<https://www.nottinghamshire.gov.uk/media/1529265/suttonon-trentsection19flooding.pdf>

### 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

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.



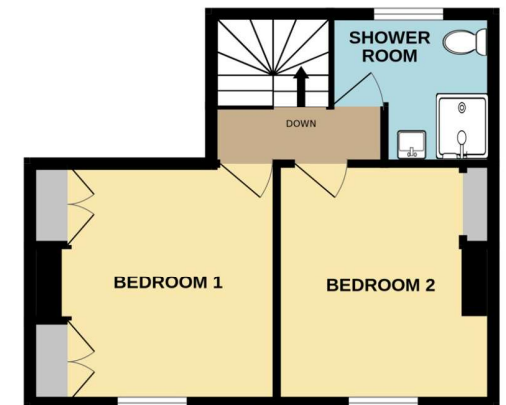




GROUND FLOOR

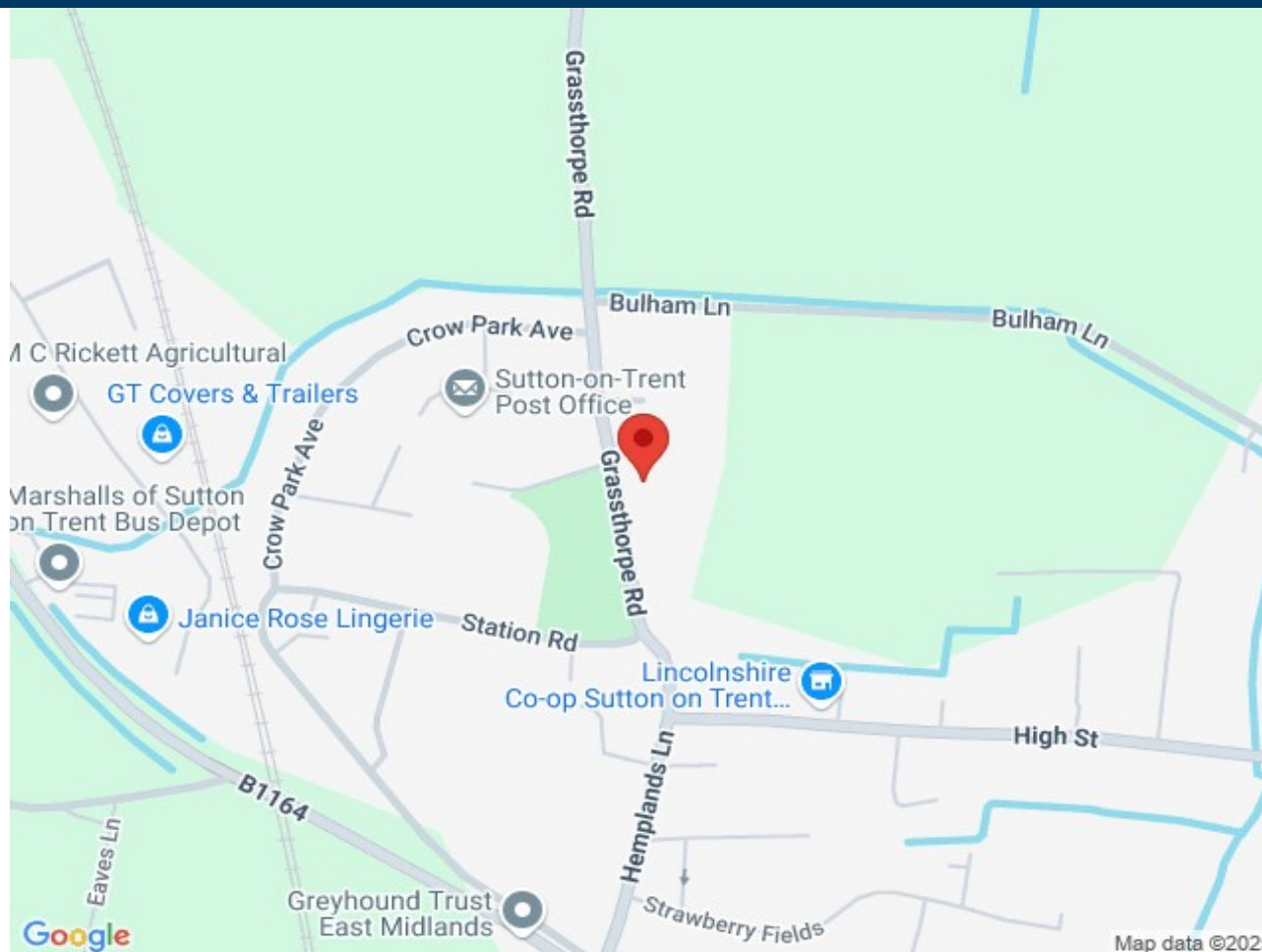


1ST FLOOR



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+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	36 F	
1-20	<b>G</b>		