



Main Street, North Muskham



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Guide Price £425,000 to £450,000



## Key Features

- Substantial Detached Cottage
- Four Bedrooms
- Ensuite & Bathroom
- Dining Kitchen & Utility/WC
- Three/Four Reception Rooms
- Generous Plot Approx 0.32 Acre
- No Chain
- Council Tax Band: D
- EPC Rating: F
- Tenure: Freehold





MARKETED WITH NO CHAIN! Occupying a delightful plot measuring approximately 0.32 acre, this substantial extended cottage boasts spacious and flexible ground floor accommodation, brimming with character and charm. This home falls within the popular village of North Muskham which provides superb access to the A1 and the neighbouring market town of Newark-on-Trent.

The property's accommodation comprises to the ground floor: porch, dual aspect dining kitchen with oil fired AGA cooker, inner hall with access to a useful side lobby, dual aspect sitting room with open fire, large dual aspect lounge with open fire, garden room with vaulted ceiling and French doors opening to the rear garden, and further opening to a home office with a door through to a utility/WC. The first floor has a three piece family bathroom suite and four bedrooms, with the main bedroom having a range of fitted wardrobes, as well as a shower and sink.

The property further benefits from UPVC double glazing, oil fired central heating, generous driveway and garage.

## ACCOMMODATION - Rooms & Measurements

Porch 6'6" x 3'8" (2m x 1.1m)

Dining Kitchen 19'9" x 13'2" (6m x 4m)  
maximum measurements

Inner Hall 12'0" x 9'0" (3.7m x 2.7m)  
maximum measurements

Lobby 8'3" x 6'3" (2.5m x 1.9m)

Sitting Room 12'1" x 11'11" (3.7m x 3.6m)

Lounge 21'9" x 14'11" (6.6m x 4.5m)

Garden Room 14'6" x 10'0" (4.4m x 3m)

Home Office 9'0" x 7'10" (2.7m x 2.4m)

Utility/WC 9'8" x 5'1" (2.9m x 1.5m)

## First Floor Landing

Bedroom One 12'7" x 12'4" (3.8m x 3.8m)

Ensuite Shower 5'6" x 2'7" (1.7m x 0.8m)

Bedroom Two 12'1" x 12'0" (3.7m x 3.7m)







**Bedroom Three** 10'11" x 8'9" (3.3m x 2.7m)

**Bedroom Four** 8'11" x 6'8" (2.7m x 2m)  
maximum measurements

**Bathroom** 8'11" x 6'8" (2.7m x 2m)

**Garage** 20'3" x 10'4" (6.2m x 3.1m)

### Services

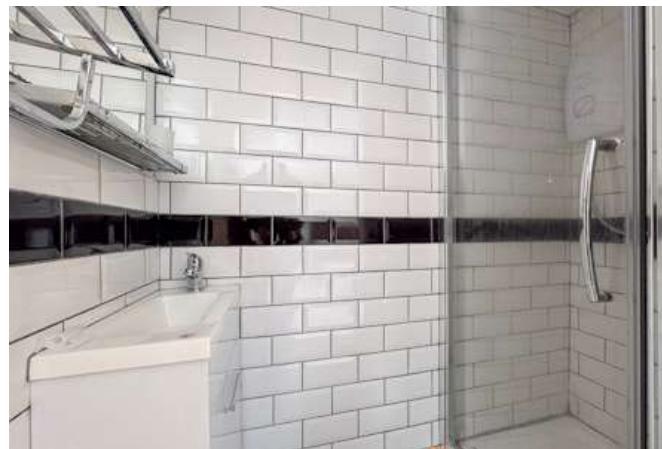
Oil fired central heating. Mains electricity, water and drainage are connected.

### North Muskham

Lying just 4 miles north of the centre of Newark, with easy access points to the A1, North Muskham is a highly regarded and popular village, close to a scenic stretch of the River Trent with long walks and footpaths. Amenities include the Muskham Primary School, the Muskham Rural Community Centre, Village Hall, 12th century St Wilfrid's church and The Muskham Ferry Inn which serves food and real ale. Newark, Nottingham and Lincoln are within commuting distance. There are train services from Newark to London King's Cross, Leeds and Edinburgh.

### Interactive Property Report - MATERIAL INFORMATION

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.





### 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.

### 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.







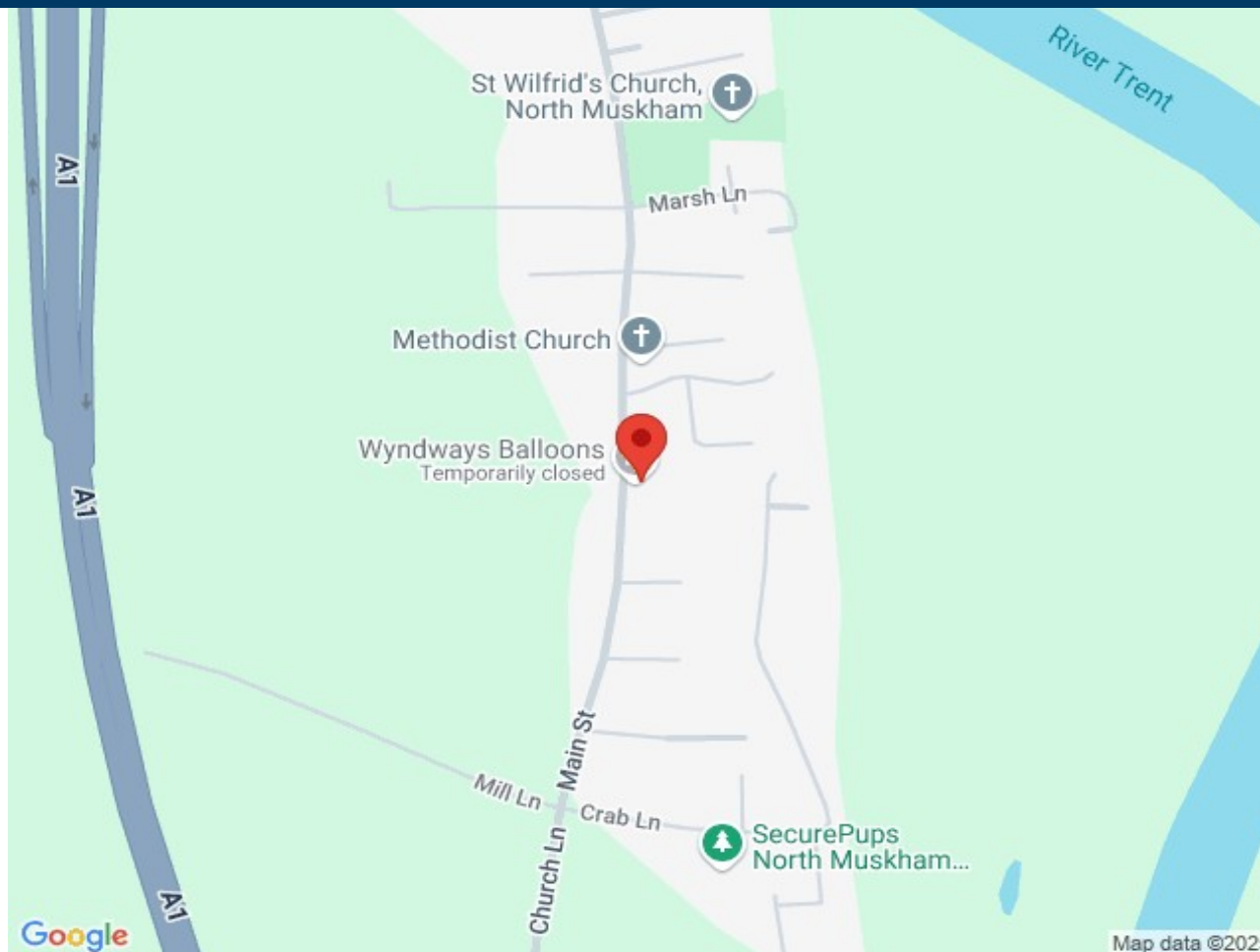
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	29 F	
1-20	<b>G</b>		