



Low Street, Elston

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Guide Price £270,000 to £280,000



Key Features

- Magnificent Charming Cottage
- Two Double Bedrooms
- Luxurious Family Bathroom Suite
- Cosy Lounge With Multi-Fuel Burner
- Contemporary Dining Kitchen
- Extensive Landscaped Rear Garden
- On Street Parking
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





Enjoying a delightful position in the sought after village of Elston, 'Cob Cottage' is a magnificent, charming cottage that has been tastefully renovated, boasting a wonderful blend of both contemporary and characterful features. Stylishly presented, this home represents a property ready to move straight into and benefits from a superb SOUTH WEST FACING rear garden that has been beautifully landscaped to include various entertaining areas.

The property's accommodation comprises to the ground floor: entrance hall with under stairs storage cupboard and an opening to the dining kitchen which benefits from a range of appliances to include an integrated fridge freezer, dishwasher, washer/dryer and range cooker (available by separate negotiation), and a cosy dual aspect lounge with beamed ceiling and feature multi-fuel burning stove. The first floor has a luxurious family bathroom suite and two double bedrooms, with the main bedroom enjoying a vaulted ceiling and a mezzanine storage area, and bedroom two having a decorative fireplace.

Outside, this home is accessed via a shared entrance passageway which gives access to the rear where there is a shared pathway leading to the entrance door and allowing access to a neighbouring property. This area is open to a raised lawned garden and brick-built outbuilding. A tall double wooden gate allows access to the extensive SOUTH WEST FACING enclosed rear garden which boasts a generous paved entertaining patio, generous lawned area which leads to the rear most part of the garden where there is a brick log store, gravelled terrace area and a raised deck with power connected, making this a brilliant area for alfresco dining or entertaining during any season of the year. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'5" x 3'2" (1.7m x 1m)

Lounge 12'1" x 10'10" (3.7m x 3.3m)

Dining Kitchen 12'1" x 8'9" (3.7m x 2.7m)

First Floor Landing

Bedroom One 12'2" x 9'6" (3.7m x 2.9m)

Bedroom Two 14'9" x 7'10" (4.5m x 2.4m)

Shower Room 11'6" x 3'1" (3.5m x 0.9m)

Agent's Note - Access

The property has a shared entrance passageway giving access to the rear and a shared footpath with the neighbouring cottage.

Services

Mains gas, electricity, water and drainage are connected.

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.

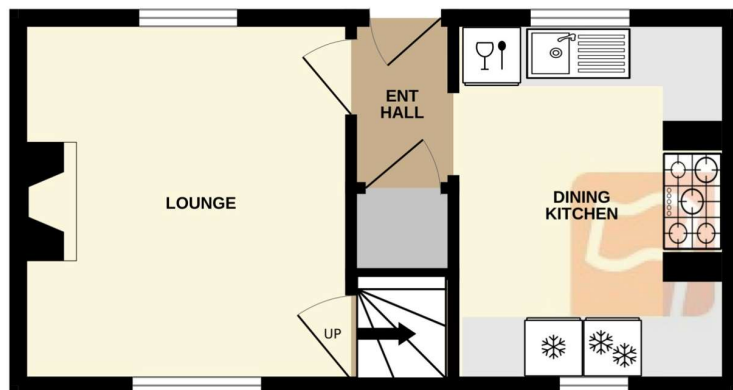
Anti-Money Laundering Regulations

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.

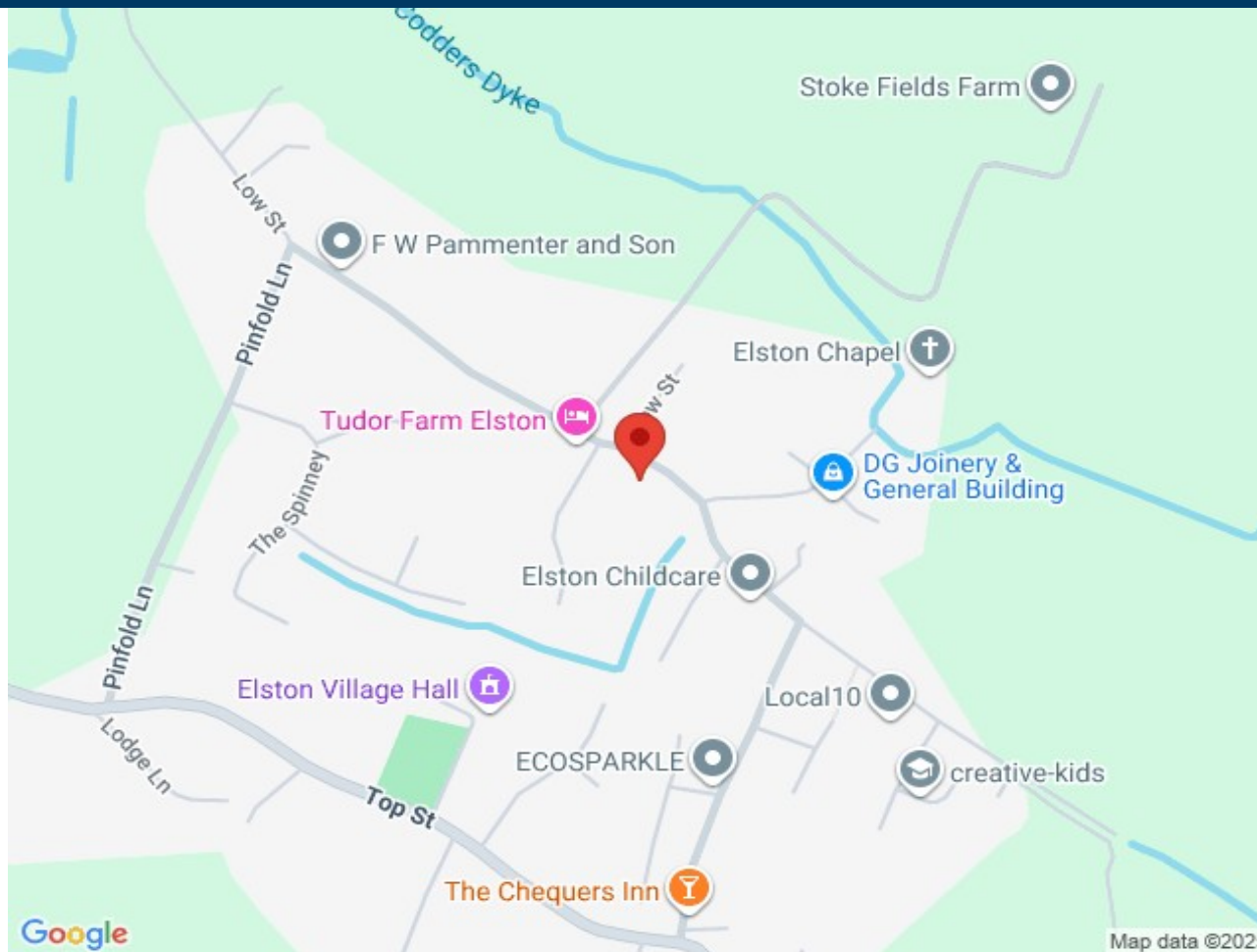
GROUND FLOOR



1ST FLOOR



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		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		