

Jon Brambles

ESTATE AGENTS



Ivy Cottage, Normanton NG13 0EP



A well presented and deceptively spacious four bedroom, three storey end terraced home situated within this quiet and sought after village location. In addition to the four bedrooms, the property has an excellent sized lounge, a fabulous breakfast kitchen, cloakroom, family bathroom and two en-suites. There is off road parking, a garage and a pretty garden to the rear. The property is double glazed and has oil fired central heating. Early viewing is strongly recommended.

£375,000

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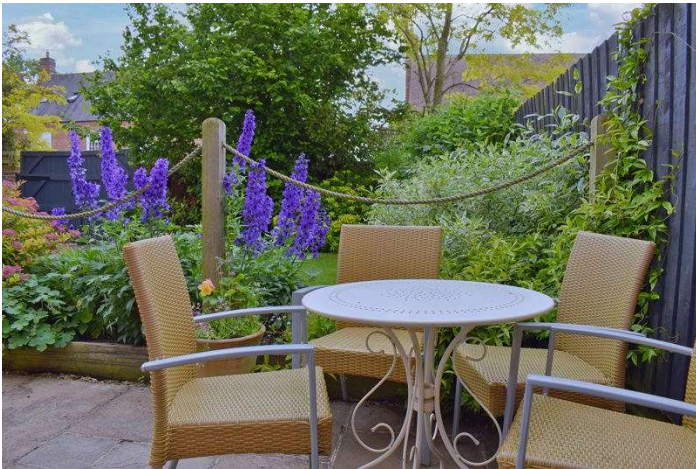
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Situation and Amenities

Normanton is situated approximately 1.4 miles from Bottesford which is a village well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, public houses and restaurants, and a railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The highly sought after village of Long Bennington (around 3 miles) is well served with amenities including a Medical Centre, village hall, a Co-op convenience store and post office. The village has two public houses with restaurant facilities, an award winning Indian takeaway, a wine bar/brasserie, a popular coffee house and a fish & chip shop. There is a quality nursery offering wrap around care, and a highly regarded primary school with catchment to the outstanding Grammar schools in Grantham with a free daily bus service, plus other excellent secondary schooling nearby. The A52, A46 and A1 are also close by providing excellent road access.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

This spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the cloakroom, the lounge and breakfast kitchen. The hallway has wooden flooring, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front and is fitted with a WC and pedestal wash hand basin. The room has a ceramic tiled floor and part ceramic tiling to the walls, recessed ceiling spotlights, cornice to the ceiling and a heated towel rail.

Lounge 15' 7" x 12' 1" (4.75m x 3.68m)

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the contemporary feature fireplace with log burning stove inset. There is also an in-built log store recessed into the wall. The room has the same wood flooring that flows through from the hallway, recessed ceiling spotlights, cornice to the ceiling and a radiator.

Breakfast Kitchen 21' 7" x 11' 6" (6.57m x 3.50m)

This wonderful breakfast kitchen is the heart of the family home and has a window to the rear elevation, and French doors leading out into the garden. The kitchen area is fitted with an excellent range of base and wall units, including display cabinets, complemented with granite work surfaces and matching splash backs. There is a one and a half bowl sink, and integrated appliances include a fridge, freezer, washing machine and dishwasher. The electric Range cooker with extractor hood is also included within the sale. The breakfast kitchen is of sufficient size to comfortably accommodate a large dining table, and has a kickboard heater, recessed ceiling spotlights, cornice to the ceiling and a radiator.

First Floor Landing

As mentioned, the staircase rises from the reception hallway to the first floor landing which has doors into the three bedrooms and the family bathroom. The landing has recessed ceiling spotlights and a radiator. The airing cupboard is located here. The staircase continues to the second floor.

Bedroom One 12' 1" x 11' 3" (3.68m x 3.43m) (excluding wardrobes)

An excellent sized double bedroom with a window to the rear elevation. This bedroom has twin fitted double wardrobes, a ceiling light point and a radiator. A door leads into the en-suite bathroom.

En-suite Bathroom 10' 7" x 9' 3" (3.22m x 2.82m) (at widest points)

This well appointed en-suite has a Velux window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. There is also an over-sized shower cubicle with mains shower. The room is enhanced with part ceramic wall tiling and recessed ceiling spotlights. In addition there is a wall light point, a shaver socket, an extractor fan and a heated towel rail.

Bedroom Three 12' 1" x 8' 11" (3.68m x 2.72m) (excluding wardrobes)

A double bedroom with a window to the front elevation enjoying fabulous countryside views. The bedroom has twin fitted double wardrobes, a ceiling light point and a radiator.

Bedroom Four 7' 6" x 7' 4" (2.28m x 2.23m)

A single bedroom with a window to the rear, a ceiling light point and a radiator. This room is currently utilised as a play room.

Family Bathroom 8' 10" x 5' 8" (2.69m x 1.73m)

The family bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Second Floor Landing

The second floor landing has a Velux window to the rear elevation, a ceiling light point and a radiator. From here access is obtained to bedroom two.

Bedroom Two 15' 7" x 12' 4" (4.75m x 3.76m) (at widest points)

This double bedroom has a dormer window to the rear elevation and a hipped roof with storage space within the eaves. The room has a ceiling light point and a radiator. A door leads through to the en-suite shower room.

Bedroom Two En-suite

Fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is also complemented with ceramic tiled walls and floor, and recessed ceiling spotlights. There is also an extractor fan, a wall light point, shaver socket and a heated towel rail.

Outside

To the front of the property is an enclosed garden. Gated access and a footpath lead to the front door. There is also gated access to the side which leads around to the rear.

Rear Garden

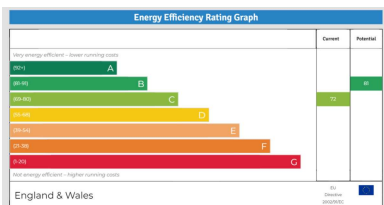
The rear garden is fully enclosed and laid primarily to lawn edged with well stocked borders containing mature shrubs, plants and trees. There is a patio area situated adjacent to the French doors from the kitchen and this provides an ideal outdoor seating and entertaining space. Next to the garden and accessed via twin wooden gates is the driveway which provides off road parking for at least two vehicles, this in turn leads to the garage.

Garage

The garage has an up and over door to the front elevation and a window to the side. The garage is equipped with both power and lighting.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Melton Borough Council, Melton, 01664 502502

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

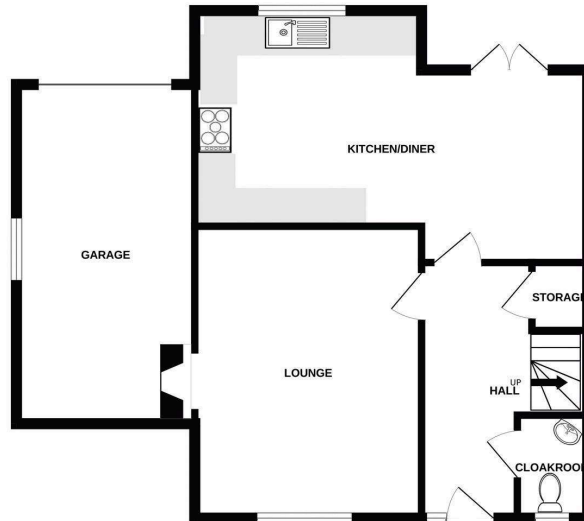
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

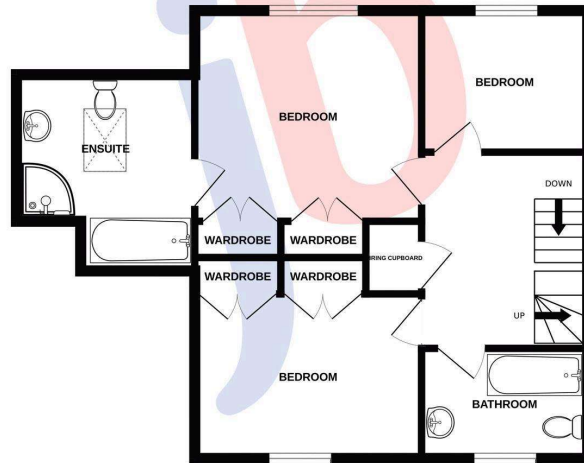
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 05 July 2024



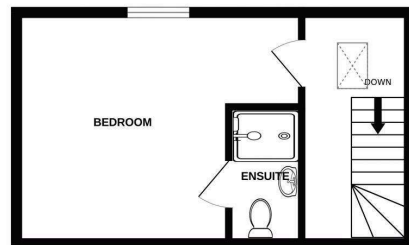
GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

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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