

Orchard Cottage, Flintham NG23 5LA

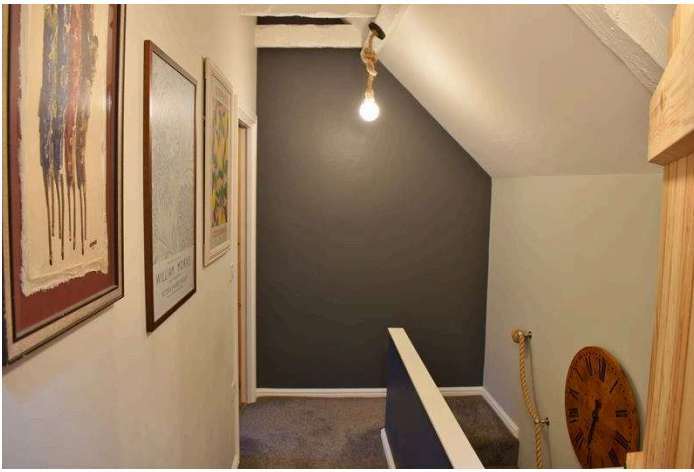


GUIDE PRICE £290,000 to £310,000. A truly unique two bedroom cottage with original and contemporary features situated within this tranquil village location. The accommodation briefly comprises a utility/boot room, and a delightful open plan lounge/dining/kitchen area on the ground floor, with two double bedrooms, dressing room/study and bathroom on the first floor. There is a pretty south facing garden to the rear. This home is double glazed and has gas central heating, the entire ground floor has underfloor heating. Viewing is essential.

Guide Price £290,000 to £310,000







Situation and Amenities

Flintham is a thriving village with community shop and museum, there is a highly regarded primary school with an Outstanding Ofsted rating and the very welcoming Boot & Shoe public house. The village is located off the A46 midway between the market towns of Newark and Bingham where there are further amenities and is well placed for commuting with good road links to the A1, A52 and M1 and there are direct trains from Newark Northgate to London in just over an hour.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

Hallway

This small open plan hallway provides access through to the lounge/kitchen area, and adjacent to this is the utility/boot room.

Utility/Boot Room 12' 7" x 5' 6" (3.83m x 1.68m)

The utility/boot room has two opaque windows to the side elevation and a stable door to the rear leading out into the garden. This useful and versatile space has a fitted storage cupboard which houses the washing machine. The room has a stone floor, wood panelled ceiling and recessed ceiling spotlights.

LIVING/KITCHEN/DINING SPACE 31' 3" x 12' 4" (9.52m x 3.76m) (overall dimensions)

This wonderful space has two windows to the front elevation from the kitchen, and to the rear are bi-fold doors which provide access out to the garden. Sited above the lounge area is a superb glass lantern.

Kitchen Area 12' 4" x 9' 7" (3.76m x 2.92m)

The kitchen area is fitted with an excellent range of base and wall units, complemented with solid wood square edge work surfaces and metro tiled splash backs. There is a twin ceramic sink, and integrated appliances include a fridge/freezer and dishwasher. The gas fired range cooker with matching extractor canopy is included within the sale. The kitchen area is complemented with solid wood flooring and a beamed ceiling. The kitchen area has multiple ceiling light points.

Lounge/Dining Area 20' 5" x 11' 2" (6.22m x 3.40m)

As mentioned, this area has bi-fold doors to the rear and a glass lantern, making it particularly bright and airy. The focal point is the feature fireplace with log burning stove inset. The lounge/dining area has the same solid wood flooring flowing through from the kitchen and is further enhanced with recessed ceiling spotlights. From here a door opens to reveal the staircase leading to the first floor.

First Floor Landing

The first floor landing has a lofty ceiling with exposed and painted beams giving an abundance of character. The landing provides access into both double bedrooms and the bathroom, together with the dressing room/study. There are three ceiling light points and a radiator.

Bedroom One 11' 7" x 9' 2" (3.53m x 2.79m)

A double bedroom with a feature window to the rear elevation and two skylight windows. This bedroom has a vaulted ceiling with exposed roof truss, both wall and ceiling light points and a radiator.

Bedroom Two 11' 9" x 6' 8" (3.58m x 2.03m)

A further double bedroom having a window to the front elevation, a high vaulted ceiling with painted roof trusses, a ceiling light point and a radiator.

Dressing Room/Study 12' 9" x 4' 7" (3.88m x 1.40m)

This versatile room is currently utilised as a dressing room and has a window to the rear elevation, two ceiling light points and a radiator. A cupboard housing the central heating boiler is located in one corner. Access to the roof space is obtained from the dressing room/study.

Bathroom 8' 1" x 6' 10" (2.46m x 2.08m)

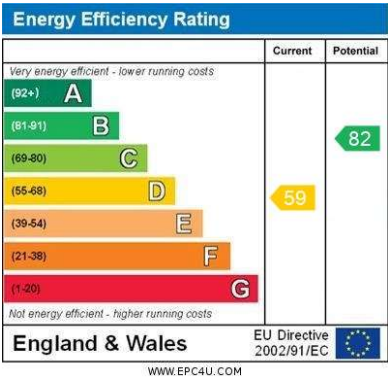
The superbly appointed bathroom has a skylight window to the side and is fitted with a contemporary freestanding bath, vanity unit with wash hand basin on set and storage beneath, and a WC. In addition there is a walk-in shower with mains rainwater head shower fitted. The bathroom is complemented with a ceramic tiled floor complete with drainage, and part ceramic tiling to the walls. There are recessed ceiling spotlights, an extractor fan and a heated towel rail.

Outside

The south facing rear garden has been tastefully landscaped and comprises a sizeable patio area situated adjacent to the property and this provides a delightful outdoor seating and entertaining space. The remainder of the garden is laid primarily to lawn edged with well stocked borders. There is a brick outbuilding and a timber garden shed.

Council Tax

The property is in Band B.



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

Rushcliffe Borough Council, Nottinghamshire, 0115 9819911

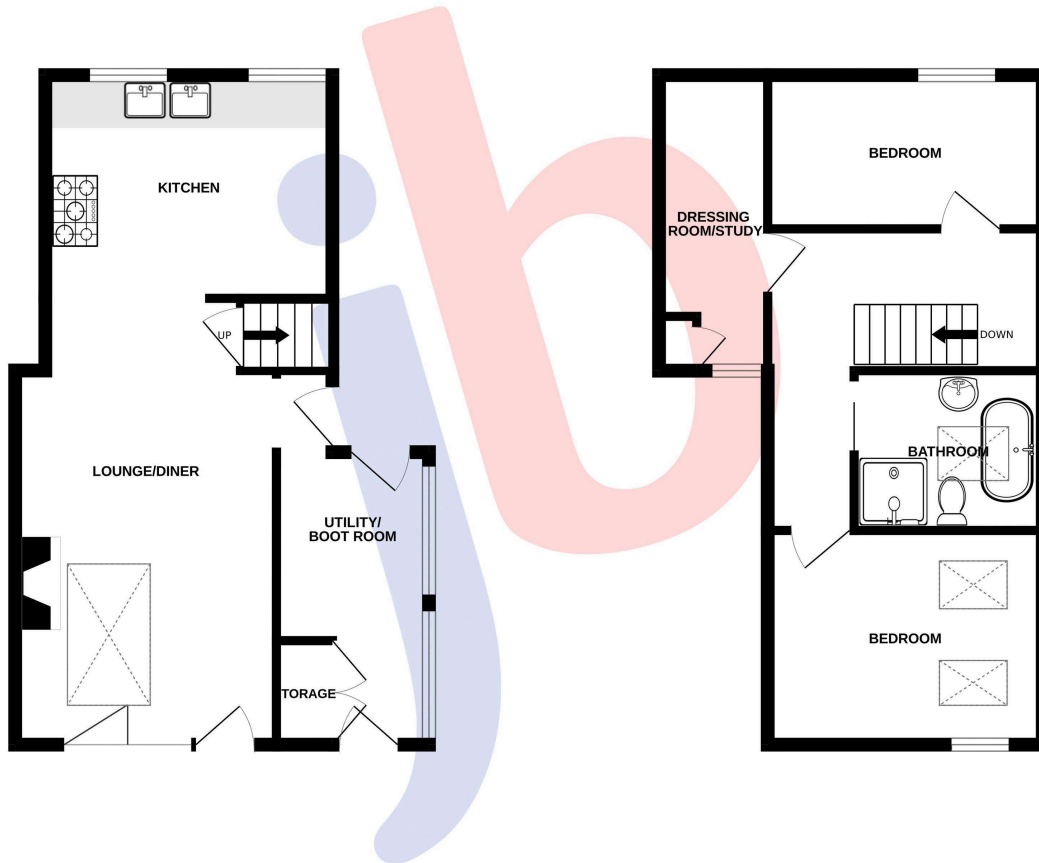
Possession/Tenure

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

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GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

FIRST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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