

Bramble Cottage, Girton NG23 7JA

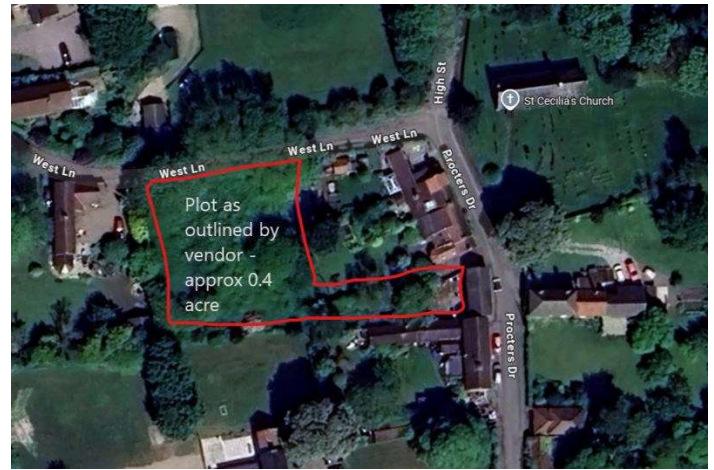


A two bedroom detached period cottage situated in the heart of this quite village location. The property stands on an excellent sized plot of approximately 0.4 acres. The property has been significantly improved in recent times including new kitchen, bathroom and en-suite. In addition to the bedrooms, there is a large lounge, dining kitchen, cloakroom, en-suite and bathroom. Double glazing and oil fired central heating are installed. Available for purchase with NO CHAIN.

£325,000







Situation and Amenities

The village of Girton nestled alongside the River Trent offers plenty of countryside charm. For the keen explorer, it is home to Girton Fishing Lakes, Spalford Woods Nature Reserve as well as Girton Sailing Club. Further afield, the village of North Scarle offers a pub and just three miles to the South is the village of Collingham which boasts a train station, restaurants, cafes, shops, a doctors surgery and dentist amongst other amenities. The A46 is accessible for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Upon entering the front door, this leads into:

Lounge 19' 8" x 14' 4" (5.99m x 4.37m)

This excellent sized reception room has two windows to the front elevation, and windows and glazed French doors to the rear. A further door leads through to the kitchen/diner and the staircase rises to the first floor. The lounge has wooden flooring with underfloor heating and recessed ceiling spotlights.

Kitchen/Diner 14' 10" x 13' 10" (4.52m x 4.21m)

This good sized dining kitchen has triple aspect windows to the front, side and rear elevations, a stable door providing access to the rear garden and a further door into the cloakroom. The kitchen has recently been refitted and comprises an excellent range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There are a number of display cabinets and a one and a half bowl sink. Integrated appliances include a double oven with ceramic hob and extractor hood above, dishwasher and fridge/freezer. In addition there is space and plumbing for a washing machine. The room is of sufficient size to comfortably accommodate a dining table and also has recessed ceiling spotlights and a kickboard heater.

Ground Floor Cloakroom

The cloakroom has an opaque window to the rear elevation and is fitted with a WC and wash hand basin. There is a ceiling light point. The central heating boiler is located here.

First Floor Landing

The staircase rises from the lounge to the spacious first floor landing which has two windows to the front elevation and doors into the two bedrooms and the bathroom. The landing is currently utilised as a dressing area but would serve equally well as a home office/study if required. There are recessed ceiling spotlights.

Bedroom One 14' 4" x 13' 11" (4.37m x 4.24m)

A superb sized double bedroom with dual aspect windows to the front and rear elevations, a ceiling light point and two radiators. A door leads into the en-suite shower room. Access to the loft space is obtained from this bedroom.

En-suite Shower Room

The en-suite is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic wall and floor tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 12' 1" x 11' 2" (3.68m x 3.40m) (at widest points)

A further double bedroom with a window to the rear elevation and recessed ceiling spotlights. The bedroom has useful storage space sited above the staircase and also further access to the roof space. A door leads through to the Jack & Jill bathroom.

Jack & Jill Bathroom 7' 3" x 6' 10" (2.21m x 2.08m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising a spa bath with mains shower above, vanity unit with wash hand basin inset and storage beneath and to the side, and a WC. The bathroom is enhanced with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

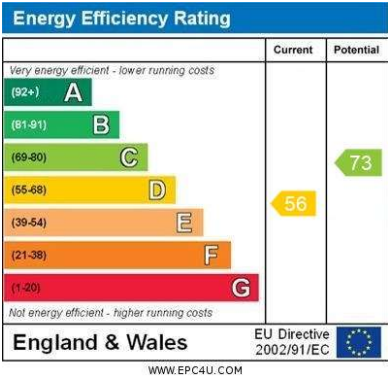
To the side of the property is a gate which leads through into the rear garden. The rear garden in turn leads down to the paddock.

Agent's Note

The property itself is in good condition throughout but this is not depicted by the photographs, it will be cleared out in due course. The garden and paddock require work.

Council Tax

The property is currently in Band C.



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

Newark & Sherwood District Council, Notts, 01636 650000

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.

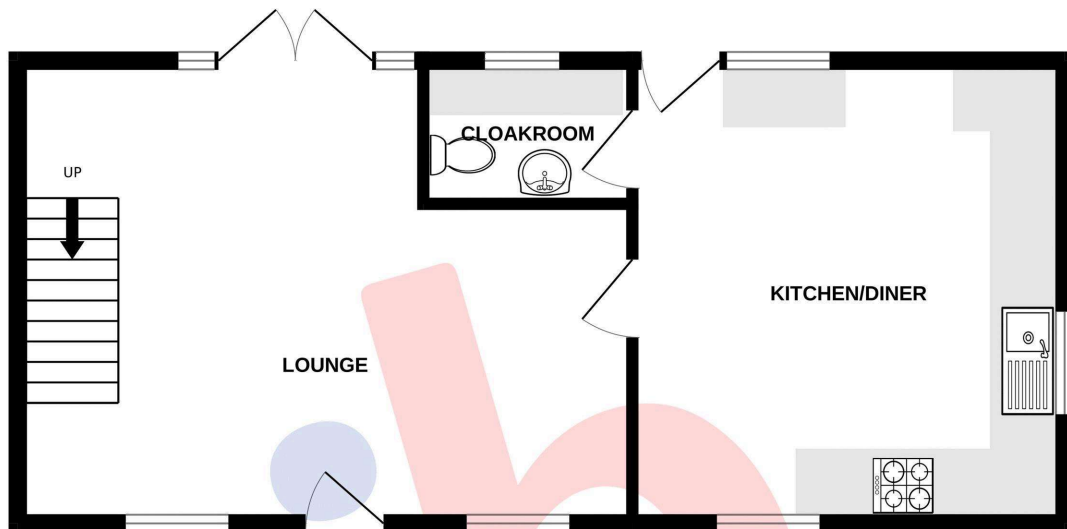
Services/Referral Fees

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

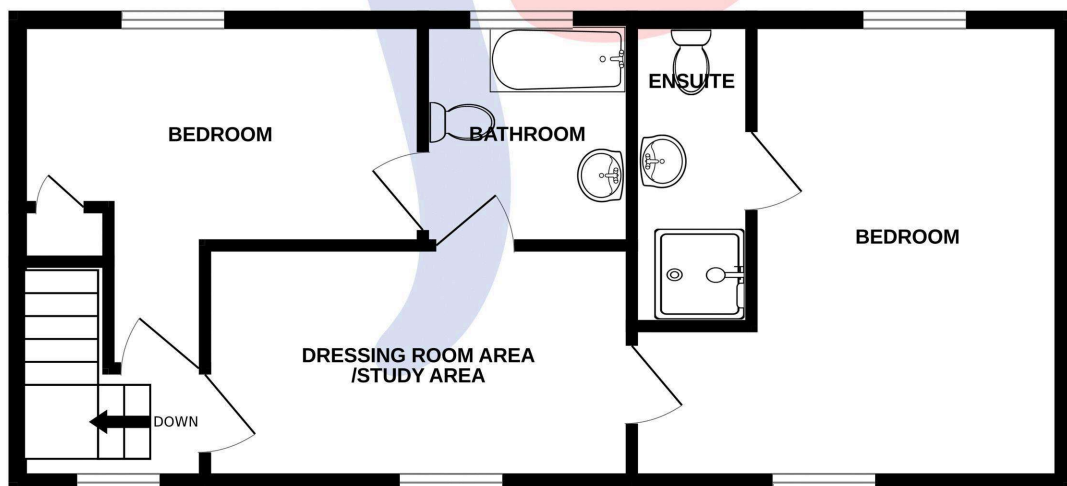
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00005432 01 December 2025



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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