

## Holly Cottage, Cromwell NG23 6JE

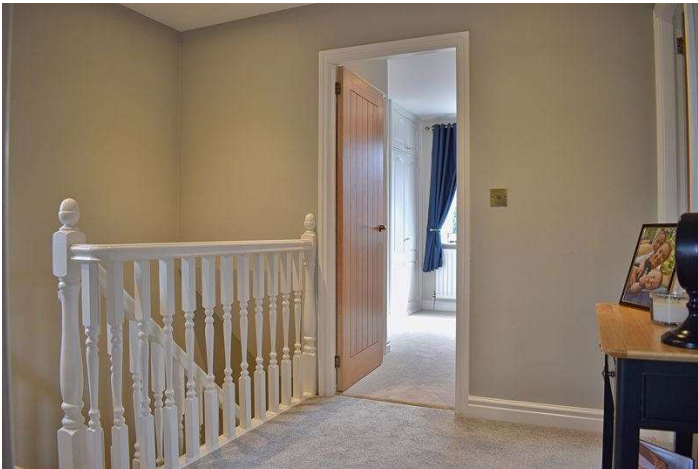


An exceptionally well presented three double bedroom detached family home situated in a popular village location. In addition to the three double bedrooms, the property has a ground floor cloakroom, a spacious dining kitchen with utility, excellent sized lounge, first floor bathroom and en-suite to the master. There is a garage and gardens to the front side and rear, the rear garden having a high degree of privacy. The property is double glazed, has oil fired central heating and in **Nov 2024 solar panels and battery were installed**. Early viewing is strongly recommended to appreciate this beautiful home.

**£300,000**







## Situation and Amenities

Cromwell is a hamlet lying just off the A1, around 7 miles North of Newark. The village has St Giles Church and is well placed for access to the A1 dual carriageway giving excellent road communications North towards Retford and South towards Newark and Grantham. A number of other major centres are also within reasonable reach, these include Nottingham, Mansfield and Lincoln. The historic market town of Newark on Trent boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose and Marks & Spencer food. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

## Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the cloakroom, lounge and breakfast kitchen. The hallway has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has the same ceramic tiled floor that flows through from the hallway, together with wood panelling to the walls, cornice to the ceiling, recessed ceiling spotlights and a radiator.

### Dining Kitchen 16' 9" x 12' 9" (5.10m x 3.88m) (at widest points)

This fabulous sized dining kitchen has dual aspect windows to the front and side elevations, and is fitted with an excellent range of base and wall units complemented with solid wood work surfaces and tiled splash backs. There is a one and a half bowl ceramic sink, an integrated eye level oven, and an integrated induction hob with extractor hood above. In addition there is space and plumbing for a dishwasher and further space for a vertical fridge/freezer. The room is of sufficient size to comfortably accommodate a large dining table, and has a ceramic tiled floor, dado rail, recessed ceiling spotlights and a radiator. A door leads into the utility room.

### Utility Room

The utility room has space and plumbing for a washing machine and tumble dryer, a door providing access out to the side of the property, recessed ceiling spotlights and a radiator.

### Lounge 19' 7" x 13' 8" (5.96m x 4.16m) (at widest points)

This excellent sized and well proportioned reception room has a window to the rear elevation and glazed French doors providing access out to the garden. The focal point of the lounge is the brick fireplace with log burning stove inset. This large room also has recessed ceiling spotlights and two radiators.

### First Floor Landing

As mentioned, the staircase rises from the reception hallway to the spacious first floor landing which has a window to the side elevation. The landing has doors into all three double bedrooms and the family bathroom. The landing has recessed ceiling spotlights and a radiator. Access to the loft space is obtained from here.

### Bedroom One 11' 8" x 11' 3" (3.55m x 3.43m) (excluding wardrobes)

An excellent sized double bedroom having a window to the front elevation, twin fitted double wardrobes and a further useful fitted storage cupboard which is sited above the staircase. The bedroom has recessed ceiling spotlights and a radiator. A door leads into the en-suite shower room.

### En-suite Shower Room

This very good sized en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, pedestal wash hand basin and WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is a shaver socket and a radiator.

### Bedroom Two 13' 7" x 9' 8" (4.14m x 2.94m) (at widest points)

A very good sized double bedroom with a window to the rear elevation overlooking the garden and open countryside views beyond. This bedroom also has twin fitted double wardrobes, recessed ceiling spotlights and a radiator.

### Bedroom Three 10' 4" x 9' 7" (3.15m x 2.92m)

A further double bedroom with a window to the rear elevation and open countryside views. The room has recessed ceiling spotlights and a radiator.

### Family Bathroom 9' 9" x 9' 3" (2.97m x 2.82m)

The well appointed family bathroom has an opaque window to the side and is fitted with a double ended spa bath with shower mixer tap attachment, large vanity unit with twin sinks and storage beneath, and a WC. The bathroom is enhanced with part ceramic wall tiling and recessed ceiling spotlights. There is also a heated towel rail. The airing cupboard is located within the family bathroom.

## Outside

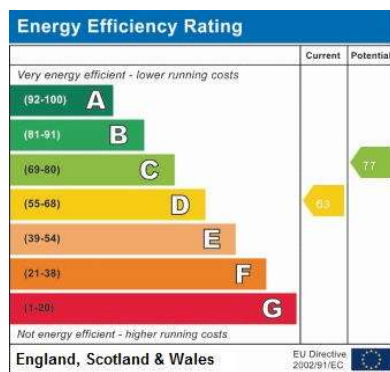
To the front of the property is a double width block paved driveway which provides off road parking for at least two vehicles, this in turn leads to the garage and front door. Situated adjacent to the driveway is a lawned garden and gated access to the side and rear gardens. The side garden is hard landscaped for ease of maintenance and continues around to the rear. The rear garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to lawn and contains a number of raised flowerbeds. There are two distinctive patio areas, one adjacent to the rear of the house and the other in the south west corner of the garden. The timber garden shed is included within the sale.

#### **Garage 16' 9" x 8' 8" (5.10m x 2.64m)**

The garage has an up and over door to the front elevation and a personnel door to the rear. The garage is equipped with power and lighting. The central heating boiler is located here.

#### **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**

Newark & Sherwood District Council, Notts, 01636 650000

#### **Possession/Tenure**

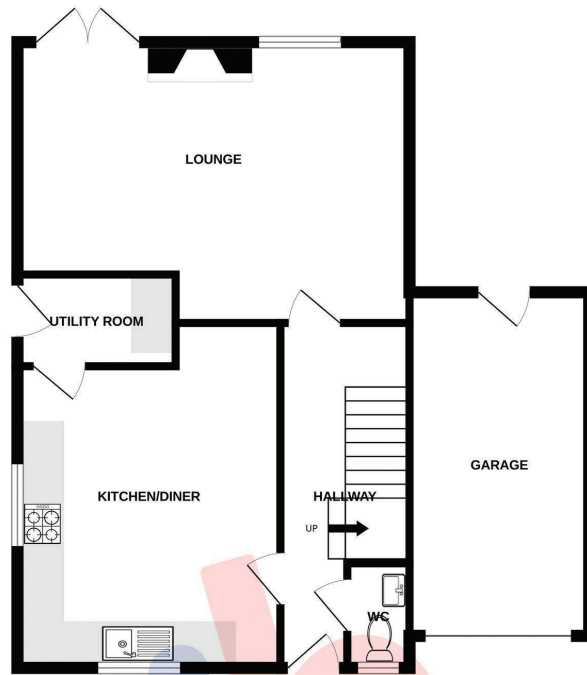
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

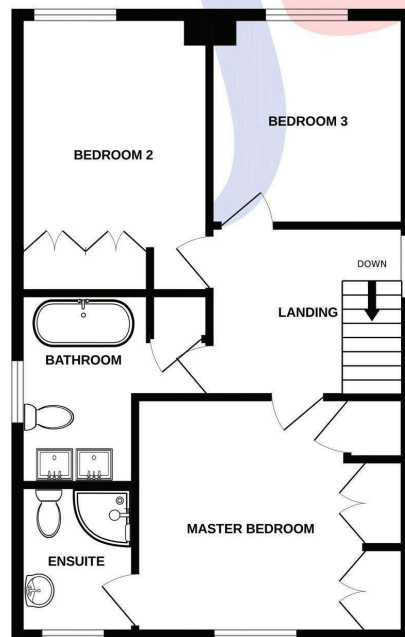
#### **Services/Referral Fees**

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. 00006588 30 April 2025

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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