



Offers Over £220,000 Freehold

COTTAGE 2 | KNEESALL | NEWARK | NG22 0AP

BuckleyBrown
ESTATE AGENTS

A RURAL RETREAT TO CALL HOME!...

Nestled in the peaceful and picturesque village of Kneesall, this charming three-bedroom detached bungalow offers the perfect blend of countryside serenity and modern living. From the moment you arrive, the private entrance sets the scene — scenic, secluded, and beautifully framed by nature. A true hidden gem, ready to welcome you home.

Step inside and you'll be greeted by a spacious and welcoming hallway, thoughtfully designed with ample storage solutions for all your everyday essentials. The hallway flows seamlessly into the heart of the home — a modernised kitchen, complete with a stylish range of high gloss units and sleek work surfaces. There's space for all your appliances and everything you need to whip up your favourite meals in comfort and style.

Just next door, the lounge awaits — a fantastic size and filled with natural light. This relaxing space enjoys stunning views over the rear garden, making it the ideal spot to unwind with a good book or catch up with family.

Back through the hall, you'll find three generous bedrooms, each offering flexibility and space to make them truly your own — whether that's stylish guest rooms, cosy sanctuaries, or a home office or hobby space.

But it's the outside space that truly steals the show. The rear garden is simply breathtaking — a large, well-maintained lawn surrounded by mature trees and greenery, offering a tranquil, rural feel and the perfect place to enjoy outdoor living. Whether it's hosting summer get-togethers or enjoying peaceful mornings with a coffee, this garden is your own slice of countryside heaven.

To the front, you'll find a spacious driveway, a lovely lawned garden, and a garage, ensuring plenty of off-road parking and adding to the charming cottage-like appeal of this wonderful home.

Homes like this don't come along very often — especially in such a sought-after village setting.

Call today to arrange your viewing and fall in love with Kneesall living!





Hall

With access to;

Kitchen 8'9" x 14'6"

Complete with a range of modern high gloss units and cabinetry with work surfaces over. Including space for appliances and dual aspect windows.

Living Room 12'5" x 17'10"

Complete with carpeted flooring, central heating radiator and a feature fireplace. With dual aspect windows and an external door to rear elevation.

Bedroom One 10'0" x 12'5"

Including carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Two 9'1" x 13'0"

Including carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Three 8'10" x 10'0"

Including carpeted flooring, central heating radiator and window to front elevation.

Bathroom 5'5" x 6'10"

Including a three piece suite. With window to front elevation.

Outside

To the rear boasts a large well maintained lawn with well established trees surrounding. The front hosts a large driveway with generous parking for multiple cars and a garage offering handy



storage. There is also a decorative and spacious lawn to the front.



Ground Floor
91 Sq.m/ 981.13 Sq.ft
Approx

21 Sq.m/ 227.40 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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