



The Hollies Trent Lane, South Clifton Newark NG23 7AE

welcome to

The Hollies Trent Lane, South Clifton Newark

Introducing this wonderful four bedroom character home situated on a generous plot and offering an abundance of character features, outside space, parking and an additional self-contained cottage. Located in the sought after village of South Clifton, this home is a must see!



Entrance Porch

The rear porch is off to the side with radiator and windows to the side and rear.

Lounge

13' 5" x 14' (4.09m x 4.27m)

With beamed ceiling, log burner, TV point, radiator and window to the side.

Reception Room

14' 3" x 13' 11" (4.34m x 4.24m)

Beamed ceiling, Log burner, under stairs cupboard, radiator and window to the front.

Reception Room

23' 1" max x 14' 11" (7.04m max x 4.55m)

Beamed ceiling, TV point, radiator and window to the side.

Kitchen

24' 8" x 8' 2" (7.52m x 2.49m)

Kitchen with beamed ceiling, electric oven and hob, one and a half sink, extra plumbing for hot water, tiled flooring and radiator.

Wet Room

Low level wc, two wash hand basins, shower, heated towel rail, extractor fan, spotlighting, radiator and window to the rear.

First Floor

Bedroom One

17' 7" x 15' 5" (5.36m x 4.70m)

Beamed ceiling, radiator, telephone point and window to the rear.

Bedroom Two

14' x 11' 5" (4.27m x 3.48m)

Beamed ceiling, built in wardrobes, sink, TV point, radiator and windows to the rear and side.

Bedroom Three

14' 4" x 14' (4.37m x 4.27m)

Beamed ceiling, radiator and window to the side.

Bedroom Four

7' 8" x 12' 10" (2.34m x 3.91m)

Beamed ceiling, radiator and window to the side.

Bathroom

Laminate flooring, wc, wash hand basin, bath and window to the side.

Cottage

Lounge

25' 6" x 12' 4" (7.77m x 3.76m)

TV point, radiator and window to the rear.

Kitchen

5' 2" x 6' 9" (1.57m x 2.06m)

Tiled flooring, electric oven and stainless steel sink.

Wet Room

Fully tiled wet room with wc, wash hand basin, radiator and spotlighting.

Bedroom

12' 7" x 12' 6" (3.84m x 3.81m)

Radiator and window to the rear.

Outside

Outside, the property boasts a large lawn and a generous gravel driveway.

Garage

28' 2" x 15' 4" (8.59m x 4.67m)



view this property online williamhbrown.co.uk/Property/NWK104183





Ground Floor



First Floor



Cottage



Mezzanine

william h brown

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

The Hollies Trent Lane, South Clifton Newark

- **SPRING SALE! WAS £700,000 REDUCED TO £675,000**
- CHARACTER PROPERTY
- FOUR BEDROOMS
- ONE BED SELF CONTAINED COTTAGE
- LARGE PLOT

Tenure: Freehold EPC Rating: F

offers over

£675,000



view this property online williamhbrown.co.uk/Property/NWK104183

Please note the marker reflects the
postcode not the actual property



Property Ref:
NWK104183 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk