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MIDDLE COTTAGE, CASTLE MILL

LINBY LANE

PAPPLEWICK

NOTTINGHAMSHIRE

NG15 8FB



OFFERS IN THE REGION OF £525,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Terraced Cottage
- Three Bedrooms
- Three Storey
- Modern Dining Kitchen
- Two Reception Rooms
- Enclosed Garden
- Two Parking Spaces
- Viewing Highly Recommended

MIDDLE COTTAGE, CASTLE MILL, PAPPLEWICK, NOTTINGHAMSHIRE

This **STUNNING**, three-bedroom, three storey, mid terrace character cottage is located in the quiet, picturesque and highly sought after village of Papplewick in Nottinghamshire. Ideal for anyone looking for a beautiful home with countryside views yet still close to local amenities, good schools and excellent transport links to Nottingham City Centre. As the property was once a working mill, the River Leen runs underneath, and the property still has many character features such as wooden beams on the ceiling and stone fireplaces.

The property offers a living room, a spacious and modern dining kitchen and a further sitting room to the ground floor. The first floor has a good-sized bedroom and the large family bathroom and finally the second floor has a further two bedrooms with one having access to an En-suite. Outside the property has two allocated parking spaces a beautiful garden with a patio area and a section of lawn all enclosed with hedges.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the living room, radiator, power and ceiling light points.



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LOUNGE

16'2" x 12'4" A spacious family room with access to the kitchen and sitting room, feature fireplace, wooden ceiling beams, radiator, power and ceiling light points.



KITCHEN/DINER

16'3" x 11'3" Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, space and plumbing for an American style fridge freezer, space and plumbing for a washing machine, integrated oven, four ring hob, extractor fan, single drainer sink with mixer tap, built in pantry, wooden ceiling beams, UPVC double glazed window to the rear, door to the rear, radiator, power points and ceiling spotlights.



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SITTING ROOM

11'4" x 9'9" A good sized room off the living room with UPVC double glazed windows to the rear garden, door to the rear, radiator, power and ceiling light points.



FIRST FLOOR LANDING

With stairs to the second floor landing, access to a bedroom and the family bathroom, ceiling light point.

BEDROOM ONE

18'3" x 16'1" With UPVC double glazed window to the front and rear, built in storage cupboards, radiator, power and ceiling light points



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BATHROOM

16'1" x 7" White three piece suite comprising of a wash hand basin, W.C., a free standing bath and a separate shower cubicle, ceiling beams, UPVC double glazed windows to the front and rear, radiator and ceiling light point.



SECOND FLOOR LANDING

With access to two bedrooms and ceiling light point.

BEDROOM TWO

12'10" x 11'7" With UPVC double glazed window to the rear, built in storage cupboard, access to an ensuite, radiator, power and ceiling light point.



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EN SUITE

13' x 4'1" White suite comprising of a wash hand basin built into vanity, W.C. and shower cubicle, part wall tiling, radiator and ceiling light point.



BEDROOM THREE

15'11" x 7'1" With UPVC double glazed window to the front and rear, built in storage cupboard, radiator, power and ceiling light points.



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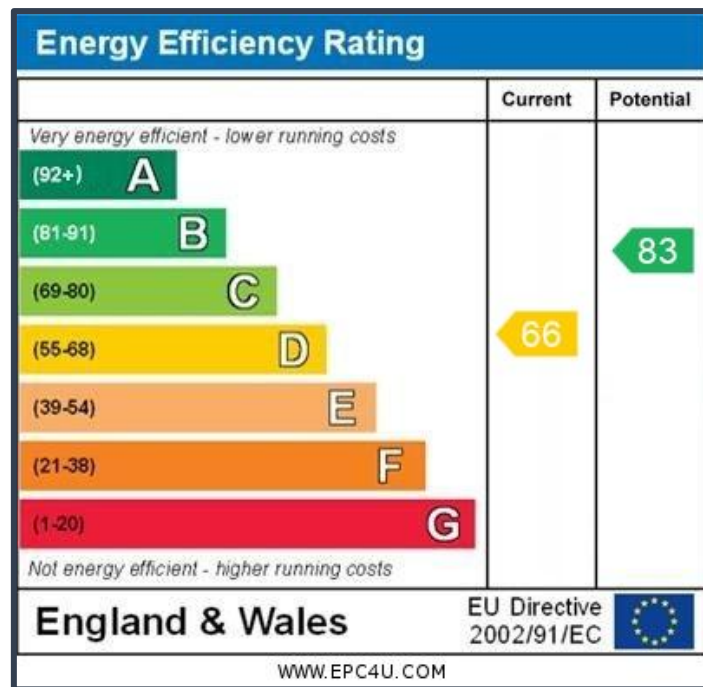
OUTSIDE

To the rear of the property there is a good sized, well maintained garden with a patio area and lawn with a variety of foliage all enclosed with hedges. The property also has two allocated parking spaces.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – C

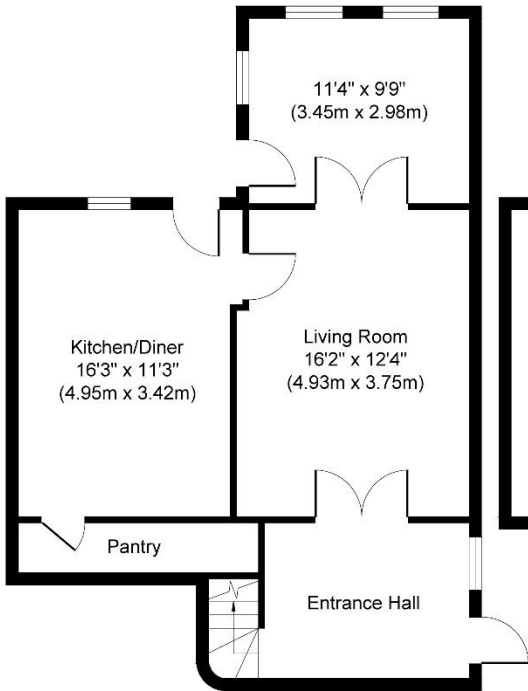
Primary School – Leen Mills Primary School

Secondary School – Holgate Academy

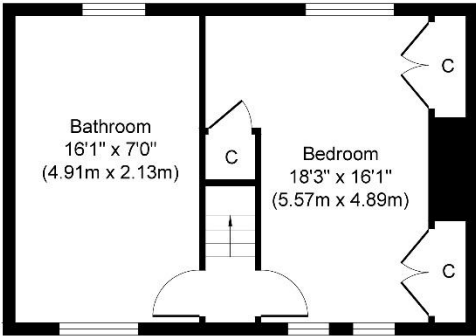
Stamp Duty on Asking Price: £16,250 (Additional costs may apply if being purchased as a second property)

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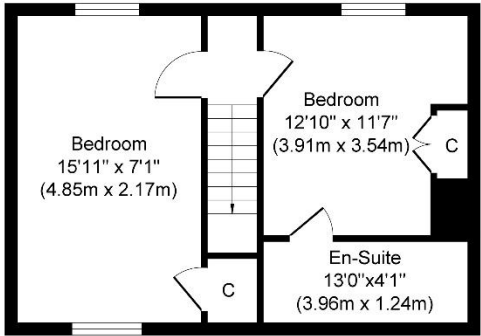
FLOOR PLAN



Ground Floor
Approximate Floor Area
652 sq. ft
(60.58 sq. m)



First Floor
Approximate Floor Area
387 sq. ft
(35.98 sq. m)



Second Floor
Approximate Floor Area
387 sq. ft
(35.98 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.