



EDLIN & JARVIS  
ESTATE AGENTS



1 Holly Cottage, Great North Road, Newark, NG23 6JE

Guide Price £290,000



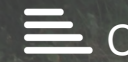
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# 1 Holly Cottage, Great North Road

Newark, NG23 6JE

- Three Double Bedroom Detached House
- Utility Room & Downstairs WC
- Ensuite To Master
- EPC D & Council Tax Band D
- Oil Fired Central Heating
- Kitchen Diner
- Conservatory
- Garage & Parking
- Enclosed Rear Garden
- UPVC Double Glazing

\*\*\*SPACIOUS FAMILY HOME IN A VILLAGE LOCATION\*\*\* Guide Price £290,000 - £300,000. This three double bedroom detached house offers spacious rooms and has good access to transport links. The ground floor accommodation comprises of an entrance hall, kitchen diner, spacious lounge with a log burner, conservatory, utility room and a downstairs WC. The kitchen diner comprises shaker style base & wall units with an integrated double oven and ceramic hob, spotlights and wooden flooring. To the first floor there are three double bedrooms with fitted wardrobes to bedrooms two & three. There is an ensuite shower room to the master bedroom and a spacious family bathroom. Outside the west facing rear garden is majority laid to lawn with a composite decked seating area and gives access to the garage. The front has a lawn area and a driveway that leads to the single garage. The property benefits from oil fired central heating, double glazing and solar panels which the seller has informed us gives them a return of approximately £800 to £900 per year.

Cromwell is a charming village located approximately 6 miles north of Newark and close to access points for the A1 dual carriageway. Cromwell is a village with amenities including a petrol station incorporating a convenience store, Milestone Brewery, tap room & shop and there is a regular low floor bus service connecting to Newark & Retford. The neighbouring village of Sutton-on-Trent is an easy drive or cycle ride away and has facilities including a Co-op store, butchers shop, two hairdressers, medical centre, The Lord Nelson pub and restaurant and a primary school.

Council Tax Band D



## Entrance Hall

## Kitchen Diner

## Lounge

## Conservatory

## WC

## Landing

## Bedroom One

## Ensuite

## Bedroom Two

## Bedroom Three

## Bathroom

## Garage

16'8 x 12'8 (5.08m x 3.86m)

19'6 x 13'3 (5.94m x 4.04m)

11'9 x 8'8 (3.58m x 2.64m)

6'9 x 2'10 (2.06m x 0.86m)

13'3 x 11'7 (4.04m x 3.53m)

6'10 x 6'3 (2.08m x 1.91m)

13'3 x 9'9 (4.04m x 2.97m)

10'1 x 8'8 (3.07m x 2.64m)

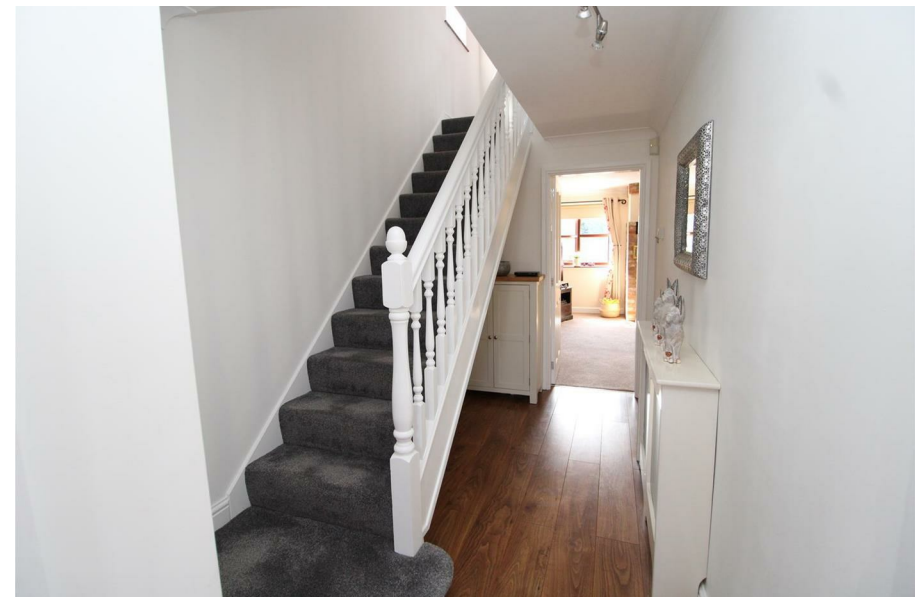
9'10 x 9'9 (3.00m x 2.97m)

16'5 x 8'7 (5.00m x 2.62m)





Directions

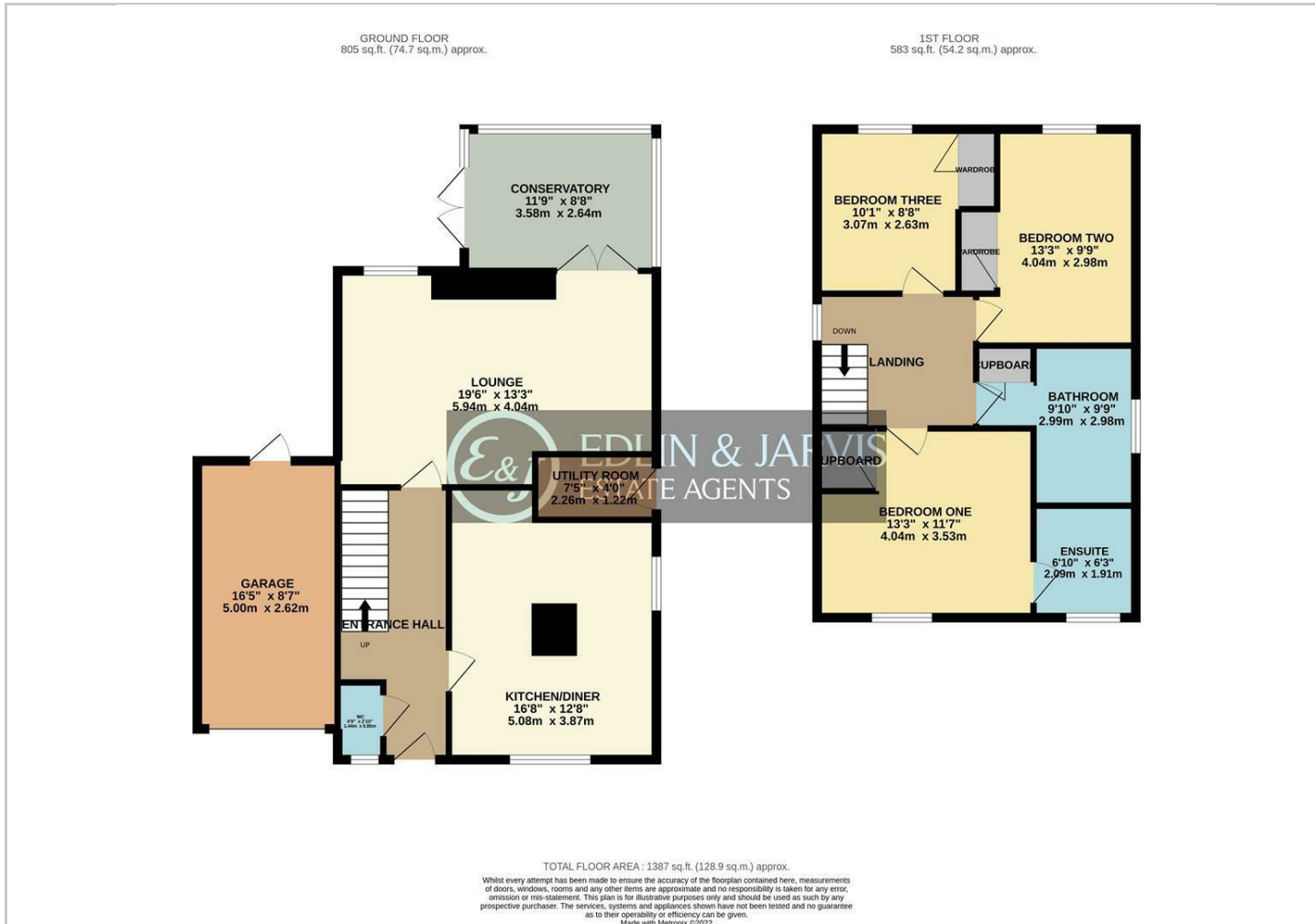




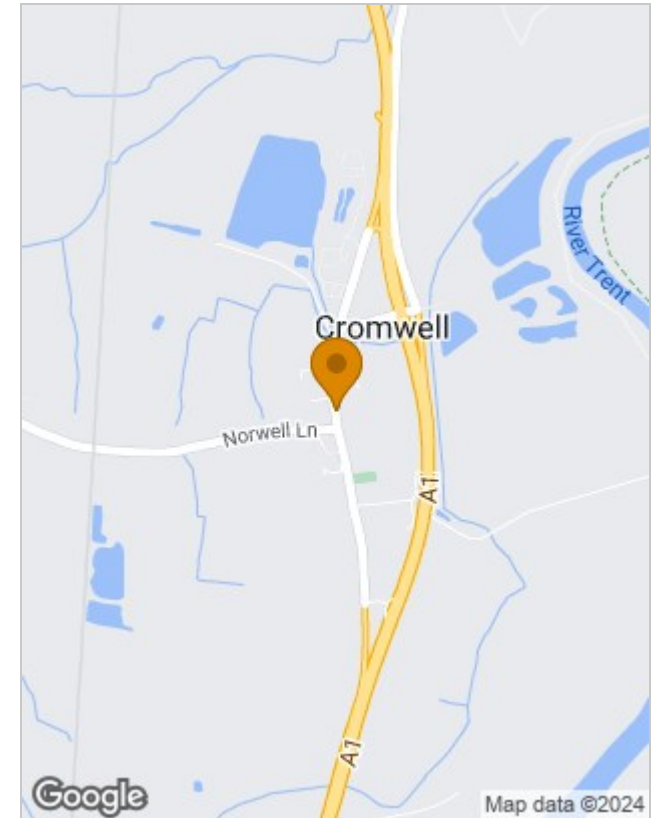




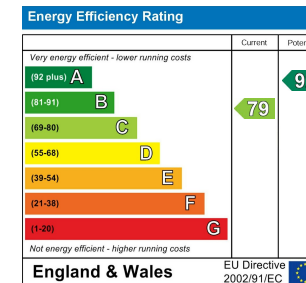
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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