



EDLIN & JARVIS
ESTATE AGENTS



25 Main Street

Sutton-On-Trent, Newark, NG23 6PF

Guide Price £270,000 to £300,000



4



2



2



E

25 Main Street

Sutton-On-Trent, Newark, NG23
6PF

QUAINT & QUIRKY COTTAGE Guide Price £270,000 to £280,000. This four bedroom semi detached cottage lies within the heart of the Sutton on Trent conservation area and boasts character & charm. The cottage retains many character features to include latch doors and beams. If you like something a bit different then this is the property for you. This family home offers versatile living as there is a room to the ground floor with a shower room which could be used as a ground floor bedroom. The accommodation to the ground floor comprises an entrance hall, bay fronted lounge with a log burner, kitchen diner, lean-to, reception room/bedroom and a shower room. The first floor layout also offers versatility as bedroom one is accessed via bedroom four and could easily be transformed into a master suite with a dressing room or a relaxing lounge. There are a further two double bedrooms and a family bathroom. Outside the mature cottage gardens offer tranquillity and come with an array of shrubs, bushes, plants and seating area. The property benefits from oil fired heating and partial double glazing. Sutton-on-Trent is conveniently located just off the A1 and is regarded as an attractive village with excellent facilities including a primary school, catchment for Tuxford Academy, doctors' surgery, Co-op village shop, popular butchers, public houses, hairdressers and public library. Su Located north of the popular market town of Newark which conveniently provides ideal commuting access to London (Kings Cross 1hr 15mins)





Entrance Hall

Kitchen Diner

17'4 x 11'10 (5.28m x 3.61m)

Lounge

19'2 x 14'1 (5.84m x 4.29m)

Reception Room/Bedroom

15'6 x 12'8 (4.72m x 3.86m)

Shower Room

5'4 x 5'0 (1.63m x 1.52m)

Landing

Bedroom One

14'10 x 11'9 (4.52m x 3.58m)

Bedroom Two

15'0 x 9'2 (4.57m x 2.79m)

Bedroom Three

15'0 x 9'8 (4.57m x 2.95m)

Bedroom Four

17'4 x 11'10 (5.28m x 3.61m)

Bathroom

5'11 x 5'5 (1.80m x 1.65m)

Outside Store

12'0 x 8'10 (3.66m x 2.69m)

Store

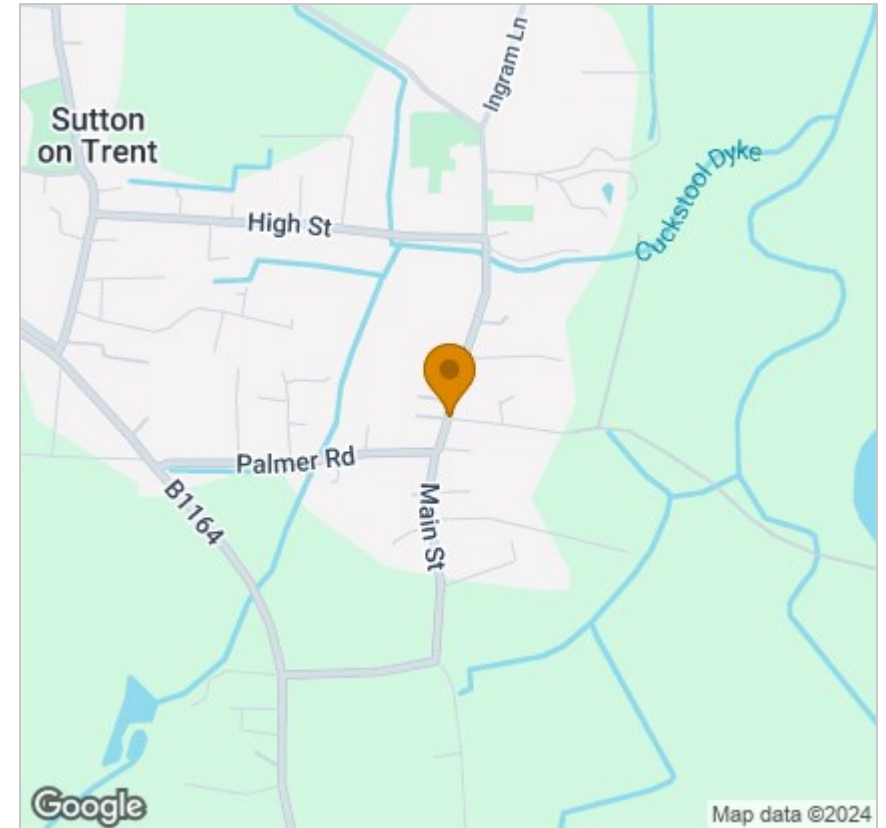
8'10 x 7'10 (2.69m x 2.39m)



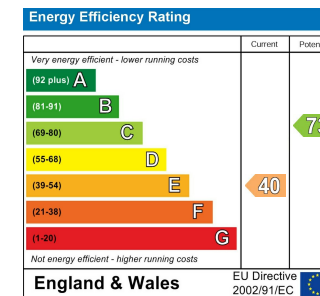
Floor Plan



Area Map



Energy Efficiency 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>