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34 Meadow Lane, Weston, Newark, NG23 6SU

£295,000



## Property Description

Stunning Detached Cottage \*\*\* Sat on a large plot extending to approx 1/4 acre this charming detached cottage has been lovingly modernised by the present owners to a high specification and we highly recommend an early viewing to fully appreciate this delightful home. Retaining its original charm with beam ceilings but with a modern edge including voice and app activated lighting and entertainment system the property comprises lounge, dining room, fitted kitchen, pantry and store. First floor two double bedrooms and luxury bathroom. Outside, substantial attached garage (13 x 12) and workshop (24'2 x 13'6 max) with high vaulted exiling which would allow any purchaser to further extend/adapt the property further, electric gates give access to gravel parking to side and rear for numerous vehicles, raised rear private lawn garden with summerhouse. EPC F

### FITTED KITCHEN

11'03" 8'02" (3.43m 2.49m)

Side glazed panel stable door leads through to the kitchen. Fitted with a range of wall and base units surmounted by granite worksurface with inset sink. Granite splash backs. Bosch electric oven and inset electric hob with extractor over. Microwave and warming drawer. Vertical radiator. Tiled floor. Inset spotlights. Wall mounted entertainment/lighting system and inset Bose ceiling speaker. Double glazed window to the side elevation.

### UTILITY ROOM

11'07" x 6'01" (3.53m x 1.85m)

Further range of wall and base units surmounted by a worksurface. Plumbing for washing machine and for American style fridge/freezer. Radiator. Tiled floor. Built-in seat/boot store and coat hooks. Wood panelled walls. Door to understairs store with shelving.



## DINING ROOM

13'0" x 10'10" (3.96m x 3.30m)

Beamed ceiling. Feature brick wall. Log burner inset to fireplace. Vertical radiator. Shelving with lighting. Downlights inset to ceiling. Double glazed double doors to the rear garden, Double glazed side window

## INNER HALL

Double glazed window to the rear elevation. Stairs with LED skirting lighting rise to the first floor.

## LOUNGE

13'0" x 13'0" (3.96m x 3.96m)

Beamed ceiling. Four inset ceiling speakers. Downlights inset to ceiling. Double glazed window to rear elevation

## FIRST FLOOR LANDING

Doors lead to the Two Double Bedrooms and Bathroom, recessed LED ceiling lighting

## BEDROOM ONE

12'02" x 13'03" (3.71m x 4.04m)

Two double wardrobes. Radiator. Overstairs cupboard. Double glazed window to the rear elevation.

## BEDROOM TWO

10'01" x 9'09" (3.07m x 2.97m)

Double wardrobe. Radiator. Double glazed window to the rear elevation.

## BATHROOM

8'10" x 8'07" (2.69m x 2.62m)

Fitted with a ball and claw bath with shower attachment, separate shower cubicle with rain head shower and hand held shower, concealed cistern WC and vanity wash hand basin with waterfall tap. Heated towel rail. Tiled walls and floor. Large airing cupboard housing the water cylinder with shelving. Led spotlights. Side glazed window.





## OUTSIDE

Garage shutter door off Meadow Lane leads to the attached garage (24'2" x 13'06" max) with light and power supplied. Side glazed panel window, workbench and eaves storage space. Workshop (13'0" x 12'0") having high vaulted ceilings and with light and power, side door, double drainer sink and further storage cupboard. Double electric gates lead to the extensive gravel parking area for numerous vehicles. Outside tap. Paved seating area and flagstone pathway with slate border. Further gravelled parking and rear lights. Sleeper steps with inset lighting lead to the rear raised lawn garden which is totally enclosed. The plot extends in total to approximately 1/4 acre. Open fronted Summer house with decking, all offering views over open countryside.

## LOCAL AUTHORITY NEWARK

Newark and Sherwood District Council, Castle House,  
Great North Road, Newark, NG24 1BY

## SERVICES NEWARK

All mains services are connected to the property except gas. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

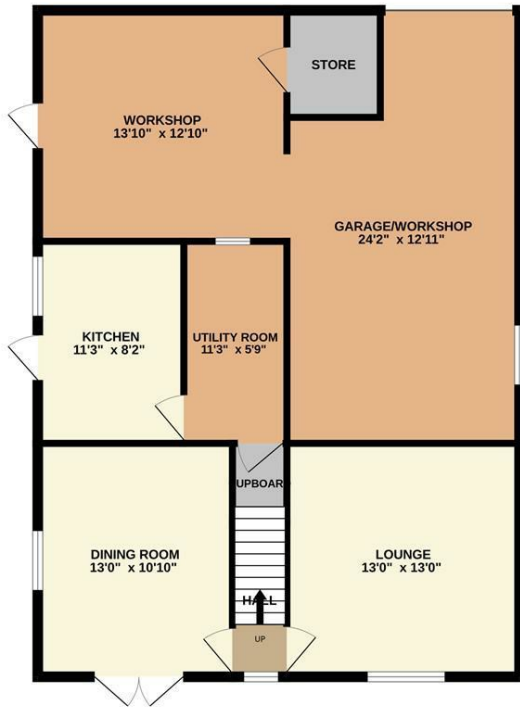
## TENURE NEWARK

Freehold with vacant possession.

## VIEWING NEWARK

By appointment with the office, call 01636 700 888

GROUND FLOOR  
996 sq.ft. approx.



1ST FLOOR  
450 sq.ft. approx.



TOTAL FLOOR AREA : 1446 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Agents Note: 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. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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