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Forest Cottage Brough Lane, Brough, Newark, NG23 7QZ

Offers Around £299,950



## Property Description

A delightful semi detached cottage set on a small cul de sac location comprising of two properties on the outskirts of the hamlet of Brough. Forest Cottage has three bedrooms and a bathroom to the first floor, on the ground floor there are two main reception rooms, office, shower room, utility area and breakfast kitchen. The property benefits from a complete new roof completed in 2024, oil fired central heating, high ceilings and double glazing.

### ENTRANCE PORCH

Door gives access to the entrance porch

### LOUNGE

19'4" x 9'5" (5.89m x 2.87m)

Having a large bay window to the front elevation. Exposed brick fireplace with open fire grate. Wood laminated flooring.

### DINING ROOM

19'4" x 11'9" (5.89m x 3.58m)

A superb reception room, ideal for social gatherings. French doors open to the rear garden. Window to the side elevation. Chimney breast cleverly creating a media wall. Radiator. Stairs rise to the first floor. Door opens to the office area.

### OFFICE

8'11" x 8'5" (2.72m x 2.57m)

Having a window to the side elevation. Laminate flooring. Radiator. Archway through to the Utility Area.

### UTILITY AREA

5'6" x 4'9" (1.68m x 1.45m)

Having wall units. Working surface with floor standing boiler serving the oil fired central heating system beneath, space and plumbing for a washing machine. Sliding door gives access to the Shower Room. Ceramic tiled flooring.



### SHOWER ROOM

8'5" x 3'00" (2.57m x 0.91m)

Three piece suite comprising low suite WC, wash hand basin set within a vanity unit and a shower cubicle. Radiator. Tiled flooring. Access hatch to the loft space above the office and kitchen.

### REAR ENTRANCE LOBBY

Door accessing the rear patio. Ceramic tiled flooring. Door to the kitchen.

### KITCHEN

12'10" x 10'11" (3.91m x 3.33m)

Fitted with a range of matching wall and base units surmounted by a working surface and inset with a one and a half bowl sink. Space and electric point for a cooker. Space and plumbing for a dish washer. Ceramic tiled flooring. Door giving access to the enclosed rear lawned area. Large windows to two elevations with open views. Radiator.

### FIRST FLOOR LANDING

Stairs rise to the first floor with wooden larch latch doors off to the bedrooms and bathroom. Window to the side elevation. Access to the loft with pull down ladder.

### BEDROOM ONE

12'3" x 10'3" (3.73m x 3.12m)

Window to the front elevation. Wooden flooring. Radiator.

### BEDROOM TWO

12'3" x 8'7" (3.73m x 2.62m)

Window to the rear elevation. carpet. Radiator.

### BEDROOM THREE

9'3" x 8'7" (2.82m x 2.62m)

Window to the front elevation. Wooden flooring. Radiator.



### FAMILY BATHROOM

8'4" x 5'7" (2.54m x 1.70m)

Refitted approximately three years ago with a modern white suite comprising panelled bath with wall mounted center tap with rain head shower over. Low suite WC. Wash hand basin. Window to the rear elevation. Fully tiled walls and floor. Chrome towel radiator.

### GARAGE

Single garage with power and light. Up and over door to the front, personal access door to the side elevation. In front of the garage is a good sized off road parking area.







### GARDEN PLOT

The cottage has delightful gardens to all three sides and are well planted with mature shrubs and trees. Each garden area is enclosed forming a different aspect to each including a lawned area with pond and a patio area with sun and shaded seating.

### SERVICES

Electricity is connected to the property. Septic Tank. 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

Freehold with vacant possession.

### VIEWING INFORMATION

By appointment with the office, call 01636 813971.

### LOCAL AUTHORITY

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





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 are 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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