



Wilson Cottage, Back Lane, North Clifton, Newark

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OLIVER REILLY



Wilson Cottage, Back Lane, North Clifton, Newark

- INDIVIDUAL DETACHED COTTAGE
- CHARMING NON-ESTATE LOCATION
- LARGE TRIPLE-ASPECT DINING KITCHEN
- SCOPE TO ADD VALUE & CREATE FOURTH BEDROOM
- DETACHED SINGLE GARAGE
- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- MODERNISATION REQUIRED.
- ESTABLISHED ENCLOSED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'F'

A PERFECT PICTURESQUE PROJECT...!

Set your sights on this enticing detached character cottage, dating back to the early 1800's. Offering an abundance of SPACE and SCOPE to MAKE YOUR OWN!

This non-estate residence is situated between, Newark, Lincoln and Gainsborough, in a charming, Idyllic village setting.

If you're searching for PRIVACY and POTENTIAL, this truly is a MUST VIEW HOUSE!.. Despite a full modernisation scheme required, the cottage promotes ample living space, that could be thoughtfully adapted and even enhanced from three bedrooms, to four!

The well-proportioned 1,200 square/ft layout comprises: Entrance hall, TRIPLE-ASPECT DINING KITCHEN and two further, equally sizeable reception rooms.

The first floor landing hosts THREE DOUBLE BEDROOMS! The large master bedroom could be reduced to create a dressing room/ en-suite or fourth bedroom. Subject to relevant approvals.

There is a first floor W.C and separate shower room.

Externally, the property remains un-detected in a quiet countryside setting. Enjoying an established part wall enclosed garden. Leaving much to the imagination for a buyer to inject their own personality! There is a detached single garage, equipped with power and lighting.

Additional benefits include uPVC double glazing and solid fuel heating.

TAKE THE LEAP... and turn this historic house into YOUR NEW HOME! Marketed with NO ONWARD CHAIN...!



ENTRANCE HALL:	12'5 x 6'5 (3.78m x 1.96m)
TRIPLE-ASPECT DINING KITCHEN:	19'1 x 9'4 (5.82m x 2.84m)
LARGE LOUNGE:	18'11 x 12'5 (5.77m x 3.78m)
DINING/ SITTING ROOM:	12'5 x 11'10 (3.78m x 3.61m)
FIRST FLOOR LANDING:	20'4 x 6'6 (6.20m x 1.98m)
MASTER BEDROOM:	18'9 x 12'5 (5.72m x 3.78m)
Max measurements provided.	
BEDROOM TWO:	12'5 x 12'0 (3.78m x 3.66m)
BEDROOM THREE:	10'4 x 8'7 (3.15m x 2.62m)
FIRST FLOOR SHOWER ROOM:	8'3 x 5'7 (2.51m x 1.70m)
FIRST FLOOR W.C:	4'5 x 3'3 (1.35m x 0.99m)

DETACHED SINGLE GARAGE: 20'2 x 9'10 (6.15m x 3.00m)
Of brick built construction, with a pitched pantile roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage. Wooden window to the rear elevation. A left sided wooden personal door, gives access to the garden.

EXTERNALLY:
The cottage occupies a private non-estate setting, down an un-adopted road, in a sought-after semi-rural village location. There is a wooden side personal gate, opening onto a concrete pathway, with external light, outside tap and log store, leading to the main entrance door. A uPVC double glazed external door from the dining room, opens out to the well-appointed, highly private and established rear garden. Predominantly laid to lawn, with a vast range of established bushes, shrubs and trees. Access to the detached garage. There are part walled right side and rear boundaries, combined with part hedged and fenced left side boundaries. Ensuring a high-degree of privacy, all year round!



Approximate Size: 1,271 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides solid fuel heating, via a boiler installed in 2014 and uPVC double glazing throughout. This excludes the garage.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'F' (33)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: North Clifton

The charming and idyllic semi-rural village of North Clifton is surrounded by untouched Nottinghamshire countryside. Set just one mile away from the neighbouring village of South Clifton. Both promoting ease of access onto the A1133. Hosting ease of access to Newark and Lincoln, both approximately 12 miles away. The village retains a 14th Century Church of St Georges and North Clifton Primary School. There are a wide range of amenities in the two popular villages of Collingham and Saxilby. Both easily accessible and located approximately 6 miles away from the village.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
		70

England & Wales

EU Directive
2002/91/EC