



## Bramble Cottage, 2 Cooks Lane , Southwell, NG25 0PD

**£285,000**

Situated on the edge of Southwell, Bramble Cottage offers the ideal opportunity to modernise this delightful three story cottage and make the home of your dreams. Offered with no upward chain this charming property offers superb field views to rear and private front and rear gardens. The ground floor accommodation includes, entrance hall, lounge with Inglenook fireplace and log burner, kitchen with rear ground floor bathroom and store/utility room. First floor, main bedroom, first floor bathroom, second floor, two further bedrooms. We highly recommend an early viewing of this perfect property for anyone looking to modernise their next home. Call 01636 813 971 today.





Entrance Hall 1.30m x 1.22m (4'03" x 4'0") Hardwood door opens to the hallway with quarry tiled floor. Stairs rising to the first floor. Doors off.

Lounge 3.81m x 5.49m (12'06" x 18'0") Beams to ceiling. Radiator. Large inglenook fireplace with log burning stove and flagstone hearth. Multi-panel glazed window to the front elevation and double doors leading to the rear garden.

Kitchen 3.05m x 4.57m, 2.44m (10'0" x 15,08") Fitted with a range of wall and base units surmounted by a roll top work surface with under mounted Belfast sink. Electric oven and hob with extractor over. Space for fridge and freezer. Radiator. Understairs storage. Multi-panel glazed window to the front elevation. Wall mounted gas boiler. Quarry tiled floor and splash back tiling to walls.

Rear Lobby Double glazed window to the rear elevation.

Utility Area 0.91m x 1.35m (3'0" x 4'05") Plumbing for washing machine. Side window.

Bathroom 2.06m x 2.39m (6'09" x 7'10") Fitted with a suite comprising ball and claw foot bath, low flush WC and pedestal wash hand basin. Tiled walls and floor. Radiator. Glazed window to the rear elevation. Downlights inset to





ceiling.

First Floor Landing Picture window. Stairs rising to the 2nd floor. Door off.

Bedroom One 3.78m x 4.14m (12'05" x 13'07") Multi-panel glazed window to the front elevation. Beams to ceiling. Radiator. Feature cast iron fireplace.

Bathroom 4.01m x 2.08m (13'02" x 6'10") Fitted with a suite comprising panel bath, low flush WC and pedestal wash hand basin. Radiator. Overstairs cupboard. Multi-panel glazed window to the front elevation. Beam to ceiling. Extractor fan. Splash back tiling to walls.

#### Second Floor Accommodation



Bedroom Three 4.80m x (15'09" x ) Glazed window to the front elevation and picture window to the side. Stairs down to;

Bedroom Two 4.27m x 3.81m (14'0" x 12'06") Radiator. Glazed window to the rear elevation.

Outside To the front steps lead up to the lawned garden with flower and shrub borders. The lawned rear garden, which is a blank canvas, is enclosed on all sides and has wonderful views over open fields.

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

Services Electricity, gas and water are connected to the property. No 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 Freehold with vacant possession.

Viewing Information By appointment with the office, call 01636 813971.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.





Claverings will be able to provide information and receive £50 services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

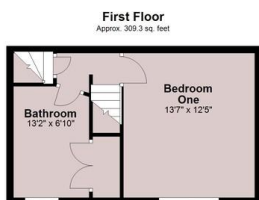
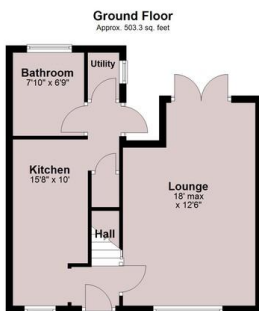
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 1149.2 sq. feet  
For illustration purposes only.  
Plan produced using PlanUp.

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