



## Old Farm Lodge, The Hollows

Thurgarton, Nottingham, NG14 7GS

**£430,000**

A unique opportunity to purchase a single story well maintained farm building in the highly regarded village of Thurgarton. Accommodation extends to open plan kitchen/diner, dual aspect lounge, conservatory, two double bedrooms, bathroom and utility room. Private landscaped gardens to the rear, ample parking and single garage, offered for sale with no upward chain.





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### SERVICES

All mains services available. Gas central heating.

### EPC RATING D

### COUNCIL TAX BAND – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

### LOCATION

Thurgarton Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham. Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities, including cafes, restaurants, Leisure Centre and the very highly regarded Minster School.







A unique opportunity to purchase a single story well maintained farm building in the highly regarded village of Thurgarton. Accommodation extends to open plan kitchen/diner, dual aspect lounge, conservatory, two double bedrooms, bathroom and utility room. Private landscaped gardens to the rear, ample parking and single garage, offered for sale with no upward chain.

Entrance Porch Tiled floor, glazed panel window to either side, glazed panel door to;

Entrance Hall Parquet flooring, radiator

WC 1.73m x 1.68m (5'8 x 5'6) Vanity wash hand basin, low flush wc, radiator, double glazed window to the front



Lounge 5.79m x 5.23m (19'0 x 17'2) Portway One log burner with condor hearth and brick surround, Karndean flooring, double glazed double doors to the rear, two double glazed windows to the front and one to the rear, two radiators

Conservatory 4.57m x 2.90m (15'0 x 9'6) Brick base with double glazed windows and double doors to the rear, tiled floor, wall lights

Utility Room 1.65m x 1.47m (5'5 x 4'10) Baxi central heating boiler, fitted wall units, plumbing for washing machine and dishwasher

Kitchen/Diner 6.30m x 5.23m (20'8 x 17'2) Open plan room with fitted wall and base units, inset sink, Neff oven and microwave, gas hob with extractor over, integrated fridge freezer and dishwasher, Oak Parquet flooring, space for dining table and chairs, radiator, double glazed windows to the front and rear



Inner Hallway Oak floor

Bedroom One 5.33m x 3.23m (17'6 x 10'7) Fitted wardrobes and drawers, radiator, double glazed windows to the front and rear

Bedroom Two 3.15m x 2.44m (10'4 x 8'0) Radiator, double glazed window to the front

Bathroom 3.15m x 1.63m (10'4 x 5'4) Suite comprising bath with shower over and glass screen, low flush wc, vanity wash hand basin, heated towel rail, part tiled walls, double glazed opaque window to the rear



Outside To the front of the property is off road parking, outside lighting and a number of fully stocked flower beds. The landscaped private rear garden faces South East and includes an enclosed courtyard, mature plants and shrubs, two flagstone patio areas, outside tap, shed, rear coach light and gated side access. Single garage with up and over door measuring 15'7 x 9'5 with rear door, side glazed window, light and power.



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**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 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 receive £50.

**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**

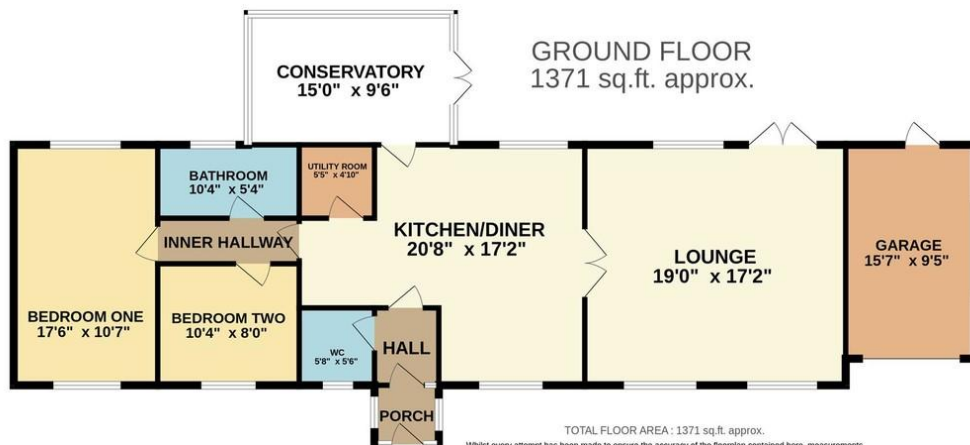
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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