

Sandy Lane, Oxton, Southwell, NG25 0SJ

Mundys



Book a Viewing

# £490,000

An exceptional opportunity to acquire two charming cottages with development potential, subject to the necessary Planning Permissions. These properties are offered for sale with **NO ONWARD CHAIN**, simplifying the buying process. Each cottage features a wealth of character, including exposed beams and feature fireplaces and both offer two bedrooms. The cottages occupy a generous plot, presenting a unique opportunity to either maintain them as two individual dwellings or combine them into one impressive property. Viewings are highly recommended to fully appreciate the potential.



# Sandy Lane, Oxton, Southwell, NG25 0SJ





**SERVICES** - Mains electricity, water and drainage.

EPC RATINGS – D & E.

**COUNCIL TAX BAND** – C (for both cottages).

LOCAL AUTHORITY - Newark and Sherwood District Council.

MORRISON

Mundys

TENURE - Freehold.

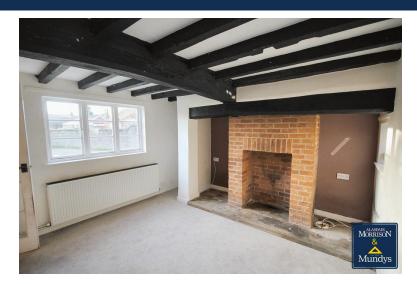
**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION** - Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a primary school; a village hall and traditional public houses.

# COTTAGE ONE - WHITELOCKS COTTAGE

### **ENTRANCE HALLWAY**

With door and window to the front elevation, beams to the ceiling, radiator, wall light points, tiled flooring, stairs to the first floor, under stair storage cupboard and doors to the kitchen, living room and the downstairs WC.









# LIVING ROOM

15' 11" (into recess) x 11' 10" (4.85m x 3.61m) With windows to the front elevation, radiators, beams to the ceiling, wall light points and feature fireplace.

# KITCHEN

11' 10" x 6' 2" (3.61m x 1.88m) Fitted with a range of wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, fitted oven, gas hob, stainless steel extractor hood, spaces for a washing machine and for a freestanding fridge freezer, radiator, tiled floor, beams to the ceiling and a window to the front elevation.

# wc

8' 5" x 28' 5" (2.57m x 8.66m) With low level WC, wash hand basin, radiator, tiled floor, extractor and a window to the rear elevation.

#### LANDING

With access to the loft and doors to the two bedrooms and shower room.

### SHOWER ROOM

8' 7" x 6' 0" (maximum measurements) (2.62m x 1.83m) Fitted with a three piece suite comprising a low-level WC, pedestal wash hand basin and a mains fed shower cubicle, tiled floor, chrome heated towel rail, extractor and an opaque window to the front elevation.

#### **BEDROOM ON E**

15' 9" (into recess) x 12' 0" (4.8m x 3.66m) With windows to the front elevation, access to the loft, radiator and builtin cupboards housing the wall mounted combination boiler.

# **BEDROOM TWO**

11' 10" x 6' 4" (3.61m x 1.93m) With window to the front elevation and radiator.

### **COTTAGE TWO - MAHEW COTTAGE**

#### **ENTRANCE LOBBY**

With under stair storage cupboard, beams to the ceiling and doors to the kitchen and living room.

#### KITCHEN

12' 2" x 11' 11" (3.71m x 3.63m) Fitted with wall and base units with a work surface and spaces for appliances, beams to the ceiling, tiled floor, radiator and a window to the front elevation.

#### LIVING ROOM

12' 1" (into recess) x 11' 11" (3.68m x 3.63m) With windows to the front and to the rear elevations, radiator, beams to the ceiling, feature Inglenook style chimney breast and an enclosed staircase leading to the first floor.

#### LANDING

With built-in cupboard housing the wall mounted combination boiler, doors to the two bedrooms and bathroom and window to the front elevation.





### SHOW ER ROOM

9' 3" (into recess) x 4' 8" (2.82m x 1.42m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and a mains fed shower, radiator, electric shaver point and window to the front elevation.

#### **BEDROOM ON E**

12' 0" x 11' 11" (3.66m x 3.63m) With windows to the front and to the rear elevations and radiator.

### **BEDROOM TWO**

12' 1" x 6' 11" (3.68m x 2.11m) With window to the rear elevation and radiator.

#### WEBSITE Our detailed website shows all o

Our detailed website shows all our available properties and also gives othersive information on all aspects of moving home, local area information and helpful into mation to r buyers sellers. This can be found at mundys.net

SELLEG YOURIOME -HOW TOGO ABOUT IT We are happy to differFREE 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 whole his for one double the second second

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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 referal fee o f up to E125.

- Clavenings 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 u p 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 wil receive a comm of £250 and in addition, the individual member of staff who generate d the lead will receive £50.

BUYING YOJA HOME An Independent Su wer gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and askfor Steven Spivey MRCS.

GETTING AMORTGAGE 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 asist. Mundys make every effort to ensure these details are accurate, however they for themselves and the verdeor. Lesson J for whom they act as Agents give notice that:

The details are a general solative for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mandys has any authority to make or give mpse endation or exams ny whathere in relation to this peptryre.
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3. All descriptions, demonstrain, and operations, and operating accusation and oper details is should be verified by yousel for inspectors, your own advices or convergence; particularly on themse truther demonstrain demo



Ground Floor Approx 66 sq m / 715 sq ft

> This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom sultes are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor Approx 67 sq m / 717 sq ft

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26 Kirkgate Newark NG241AB newark@amorrison-mundys.net 01636 700888 22 King Street Southwell NG25 0EN southwell@amorrison-mundys.net 01636 813971 29 Silver Street Lincoln LN2 1AS info@mundys.net 01522 510044 22 Queen Steet Market Rasen LN8 3EH info@mundys.net 01673 847487 Agen ts Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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 ad vised to recheck the measurements.

