



9 New Road

Oxton, Southwell, NG25 0SL



Book a Viewing

£230,000

Charming character cottage nestled in a picturesque setting, this delightful three bedroom cottage is brimming with character and charm. Featuring traditional latch doors, an inviting open fireplace and a cottage style courtyard garden with a brick built outhouse, this home perfectly blends period features with modern comfort. The ground floor offers two welcoming reception rooms, a shaker style kitchen and access to a useful cellar. Upstairs, you will find three bedrooms and a modern white fitted shower room. A fixed ladder from bedroom two leads to boarded loft rooms, ideal for storage or hobby space. With no upward chain, this charming home is ready for its next chapter. Contact us today to arrange a viewing!





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY

Newark and Sherwood District Council.

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 nursery school, village hall, Post Office shop and traditional public houses.



KITCHEN

12' 7" x 11' 9" (3.84m x 3.58m) Fitted with Shaker style wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, fitted oven, five ring gas hob and extractor hood, space for a fridge freezer and under counter spaces for a washing machine and tumble dryer, tiled splash backs, tiled floor, beams to the ceiling, wall mounted gas fired central heating boiler, radiator, double glazed window and door to the front elevation and latch doors to the dining room and to the cellar.

DINING ROOM

11' 2" x 10' 3" (plus recess) (3.4m x 3.12m) With uPVC double glazed window to the side elevation, wall light points, radiator and a latch door to the inner lobby.



INNER LOBBY

Stairs off to the first floor, door to the garden and latch door to the living room.

LIVING ROOM

11' 7" (plus recess) x 11' 6" (3.53m x 3.51m) With uPVC double glazed window to the side elevation, secondary glazed window to the other side elevation, radiators and an open fireplace suite.

CELLAR

8' 2" x 7' 6" (2.49m x 2.29m)

FIRST FLOOR LANDING

With secondary glazed window to the side elevation and doors leading to three bedrooms and shower room.



BEDROOM ONE

12' 6" x 12' 2" (3.81m x 3.71m) With double glazed window to the front elevation and radiator.

BEDROOM TWO

11' 8" (plus recess) x 8' 11" (3.56m x 2.72m) With uPVC double glazed window to the side elevation, radiator, built-in storage cupboard and fixed ladder to loft room.

LOFT ROOM

Divided in two with skylight windows, reduced head height and boarded flooring, making an ideal space for storage.

BEDROOM THREE

8' 3" x 7' 5" (2.51m x 2.26m) With uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

11' 3" x 3' 11" (plus door recess) (3.43m x 1.19m) Fitted with a white three piece suite comprising a low level WC, hand wash basin set within a vanity unit and a large walk-in shower with a mains fed attachment, extractor, tiled splash-backs, tiled floor, inset spotlights, heated towel rail and a uPVC double glazed opaque window to the side elevation.

OUTSIDE

To the front of the property is gated access to a small paved area and to the rear is a paved courtyard style garden with a brick built outhouse.





WEBSITE

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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 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.

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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.
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Approx Gross Internal Area
122 sq m / 1310 sq ft



Denotes head height below 1.5m

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 suites are representations only and may not look like the real items. Made with Made Snappy 360.

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