

Holly Cottage, 2 Parkins Row, Caunton, Newark, NG23 6AL

**Guide Price
£425,000**

Delightful semi-detached spacious cottage situated in the heart of this popular village in a private position off Mill Lane. With exceptionally well stock gardens to front and side elevation, the well appointed accommodation includes entrance porch, snug, lounge, dining room, breakfast kitchen and utility room. The first floor accommodation comprises three double bedrooms and spacious bathroom and two attic rooms provide further potential. Outside there are stunning cottage gardens to both the front and side aspects offering a lawned area with flower/shrub borders and side raised terrace with raised beds, detached brick garage and summerhouse. We highly recommend an early viewing to fully appreciate this wonderful home.





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SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Caunton is an unspoilt rural village, protected by a Conservation Area designation, having a range of amenities, a primary school, a tennis club, a church and village pub. There is a thriving tennis club located just outside the village on the road to Maplebeck. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Nottingham and Mansfield. Newark Northgate Station offers a direct rail link to London Kings Cross.



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ACCOMMODATION

A glazed panelled door leads to the entrance porch.

ENTRANCE PORCH

With double glazed window to either side, quarry tiled floor and further door to the snug.

SNUG

14' 3" x 8' 2" (4.34m x 2.49m) With flagstone floor, double glazed window to front elevation, beams to ceiling, electric heater, stairs off to the first floor landing and under stairs storage cupboard.



INNER HALLWAY

With flagstone flooring and doors off to the lounge and utility room.

UTILITY ROOM

9' 8" x 7' 0" (2.95m x 2.13m) Fitted with a range of base units with space and plumbing for washing machine and tumble dryer, wooden worktops with inset stainless steel sink, flagstone flooring, glazed window to rear elevation, low level WC, beams to ceiling and spaces for a fridge and freezer.

LOUNGE

13' 8" x 17' 11" (4.17m x 5.46m) With large double glazed window to the front elevation offering front garden views, flagstone flooring, recessed storage cupboard with shelving, log burner with brick surround and flagstone hearth, beam to ceiling, two electric wall heaters and French doors leading to the dining room and breakfast kitchen.



DINING ROOM

13' 8" x 8' 3" (4.17m x 2.51m) With two double glazed windows to the rear elevation, tiled floor and access leading to breakfast kitchen.

BREAKFAST KITCHEN

18' 8" x 8' 7" (5.69m x 2.62m) Fitted with a range of Howdens quality wall, base units and drawers with wooden work surfaces over, two Siemens ovens (one electric oven and one combination microwave oven), inset Siemens induction hob with extractor fan over, under mounted sink to work surface, built-in bin unit, three double glazed windows to side elevation, double glazed large triangular window to front elevation, double glazed door to front elevation, flagstone flooring, electric heater, vaulted ceiling with two velux windows.



FIRST FLOOR LANDING

With beams to ceiling, picture window to rear elevation and access via a ladder to the roof space which provides two attic rooms.



MASTER BEDROOM

13' 2" x 10' 9" (4.01m x 3.28m) With double glazed window to front elevation, beam to ceiling and electric wall heater.

BEDROOM 2

14' 6" x 8' 4" (4.42m x 2.54m) With double glazed window to front elevation, beam to ceiling, double wardrobe, electric heater and recessed corner shower area with electric shower.

BEDROOM 3

13' 7" x 9' 10" (4.14m x 3m) With double glazed window to side elevation, eaves storage and electric wall heater.

BATHROOM

10' 11" x 7' 3" (3.33m x 2.21m) Fitted with a quality Burlington bathroom suite to comprise of double ended acrylic bath with Burlington shower attachment taps, low level WC and pedestal wash hand basin, wood panelling to walls, glazed window to rear elevation, airing cupboard/linen store with shelving and electric wall heater.

LOFT SPACE

With pull down ladder.

ATTIC ROOM 1

13' 8" x 9' 10" (4.17m x 3m) With stripped flooring, vaulted ceiling, velux windows to front and rear elevations, eaves storage space, light and power.

ATTIC ROOM 2

13' 7" x 8' 5" (4.14m x 2.57m) With stripped flooring, vaulted ceiling, velux window to rear elevation, eaves storage space, beam to ceiling, light and power.

OUTSIDE

To the front elevation there is a driveway and hard standing for a car which also gives access to the single garage.

The delightful front garden has a summer house and a lawned area with well stocked flower/shrub borders and beds enclosed by a fenced and walled boundary.

A flagstone pathway leads to the front door and round to the side garden which is also totally enclosed and offers well stocked flower/shrub beds and borders being landscaped with raised beds and a flagstone seating area.

There is outside lighting to both the front and side gardens.





SINGLE GARAGE

17' 2" x 8' 10" (door width 7' 0") (5.23 m x 2.69 m) With eaves storage space, light, power, side window and up and over door.

SUMMER HOUSE

With electricity and double doors and windows offering views over the delightful front garden.

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

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.

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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, J Walter and Callum Lyman 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.

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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

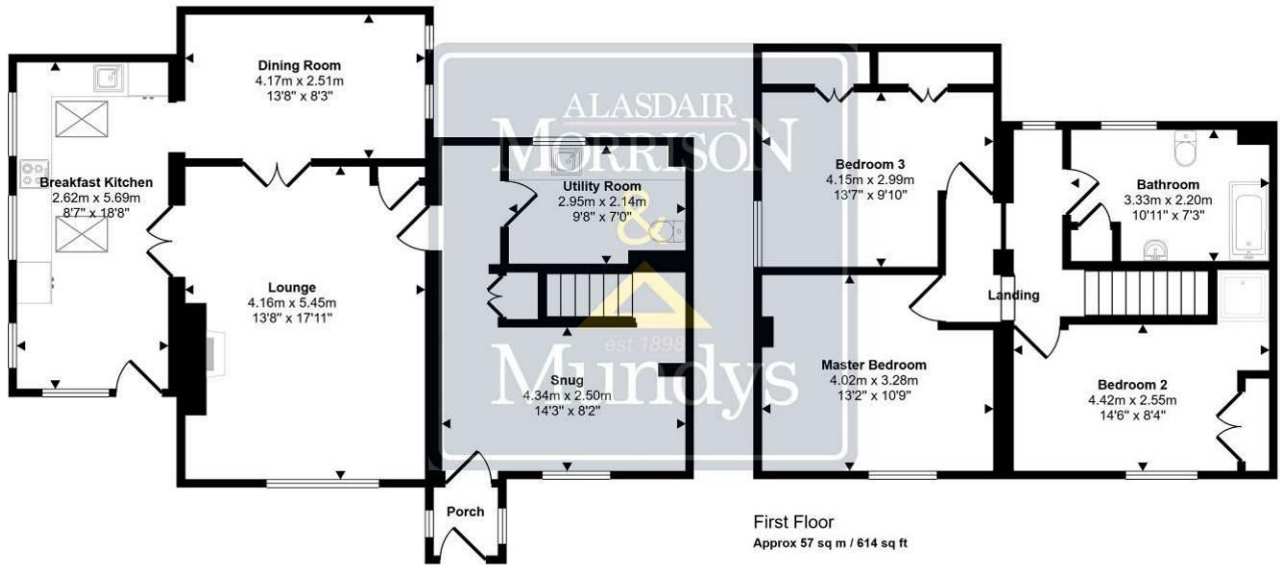
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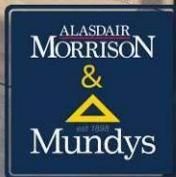


Approx Gross Internal Area
135 sq m / 1455 sq ft



Ground Floor
Approx 78 sq m / 841 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 suites are representations only and may not look like the real items. Made with Made Snappy 360.



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