



Rose Cottage, Main Street

Fiskerton, Southwell, NG25 0UL

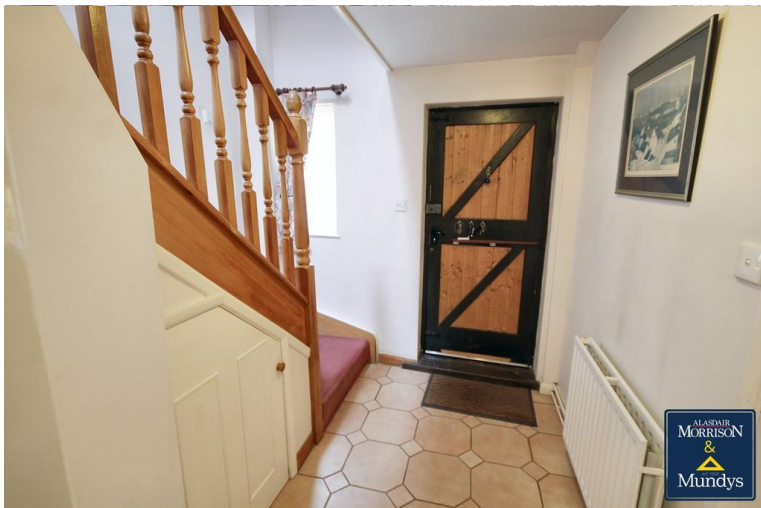


Book a Viewing

£350,000

Step back in time with this enchanting Grade II Listed cottage, where original features date back to the 1700's. Brimming with character and charm, the home showcases exposed beams, a feature window and exposed brick wall to the kitchen diner. The extended accommodation includes an entrance hall leading to a convenient utility room with a WC and wash hand basin. The kitchen diner is full of charm with exposed brickwork and integrated appliances, while the living room offers a warm and inviting space with beamed ceilings and a feature fireplace. A porch provides direct access to the beautifully gravelled, country cottage style garden. Upstairs, the property boasts three well sized bedrooms, including a master with an en-suite shower and wash hand basin. A family bathroom with a temperature balanced power shower over the bath completes the first floor. Externally, the property benefits from a garage with power and light, offering additional storage or workshop space. A true blend of history and modern convenience, this unique home is perfect for those seeking character, charm and countryside living. Viewings come highly recommended!





SERVICES

All mains services available. Gas central heating.

The property is currently connected to a superfast fibreoptic broadband from F4RN with wifi in every room for computer, phone and TV reception.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.



ENTRANCE HALL

With entrance door and double glazed window to the front elevation, radiator, stairs to the first floor landing with an under stairs storage cupboard, tiled floor and doors to the utility room and kitchen diner.

UTILITY ROOM / WC

8' 0" x 5' 10" (2.44m x 1.78m) Fitted with a range of wall and base units with a wooden work surface over and under counter spaces for a washing machine and tumble dryer, low level WC, wash hand basin, radiator and tiled floor.

KITCHEN DINER

13' 1" x 12' 4" (3.99m x 3.76m) Fitted with a range of wall and base units with a work surface over, incorporating a one and a half bowl sink unit with a stainless steel mixer tap, integrated fridge freezer and dishwasher, fitted oven and four ring gas hob with extractor hood over, tiled splash-backs, tiled floor, radiator, double glazed window to the front elevation, feature exposed brick wall and door to the living room.

LIVING ROOM

15' 4" (into recess) x 14' 2" (4.67m x 4.32m) With windows to three elevations, radiator, picture rail, beams to the ceiling and a brick built fireplace with a log burner effect gas fire.

PORCH

With doors to the living room and to the garden at the side.



FIRST FLOOR LANDING

With double glazed skylight windows to the rear elevation, wall light points, radiator, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

MASTER BEDROOM

14' 11" x 13' 5" (maximum measurements) (4.55m x 4.09m) With windows to the front and side elevations, radiator and door to the en-suite shower room.

EN-SUITE SHOWER ROOM

6' 6" x 5' 2" (1.98m x 1.57m) A two piece suite comprising a shower cubicle with an electric shower over and wash hand basin within a vanity unit, tiled floor, tiled walls, chrome heated towel rail and an extractor.



BEDROOM TWO

14' 2" x 7' 6" (4.32m x 2.29m) With double glazed window to the front elevation, radiator and access to the loft.

BEDROOM THREE

11' 1" x 9' 0" (3.38m x 2.74m) With double glazed window to the front elevation and radiator.

BATHROOM

9' 6" x 8' 0" (into recess) (2.9m x 2.44m) A three piece suite comprising a low level WC, panelled bath with a temperature balanced power shower over and a wash hand basin set within a vanity unit, radiator, tiled splash-backs, access to the loft and a double glazed opaque window to the front elevation.





GARAGE

14' 2" x 7' 10" (4.32m x 2.39m) With double doors, power, light and housing the wall mounted gas fired central heating boiler.

OUTSIDE

An enclosed gravelled walled cottage style garden with gated access.

NOTE

There is right of access for residents along Anchordown shared with six other properties. There is an Easement on a soakaway and exhaust vents, as well as access for property maintenance with neighbouring Fiskerton House.

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.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 them 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 them 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

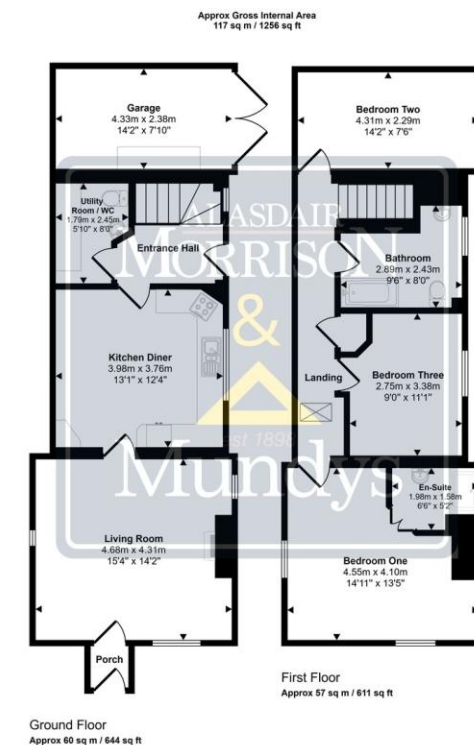
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for their own use and the vendors (Lessors) for whom they act as Agents given to the estate.

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 whatsoever 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.

Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



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.

26 Kirkgate
Newark
NG24 1AB

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 advised to check the measurements.