



Whitelocks Cottage, Sandy Lane

Oxton, Southwell, NG25 0SJ



Book a Viewing

£250,000

This lovely cottage is full of charm and character, with beamed ceilings and a warm country cottage feel throughout. Set in a delightful village location, the home welcomes you with an entrance hall leading to a cosy living room with a feature fireplace, a modernised kitchen and a convenient downstairs WC. Upstairs, there are two well-proportioned bedrooms and modernised shower room. The property is offered for sale with no upward chain and benefits from gas central heating. Outside, there is a lawned garden and parking space for a couple of vehicles, making it an ideal retreat in a picturesque setting.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – C.

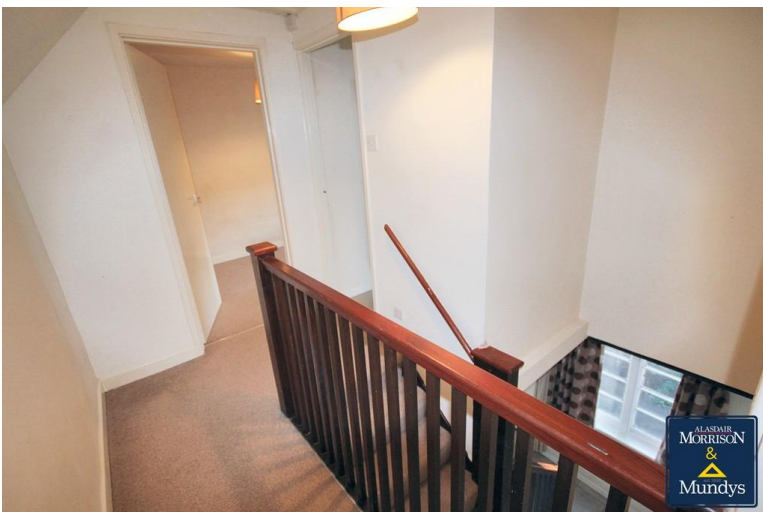
LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

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.





ACCOMMODATION

ENTRANCE HALL

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 2' 5" (2.57m x 0.74m) 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 ONE

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

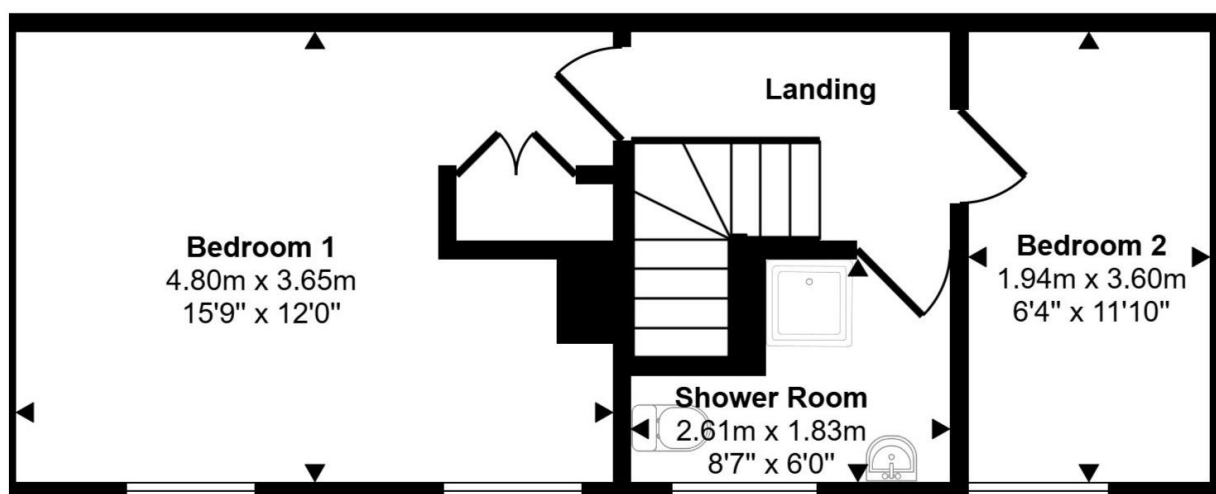
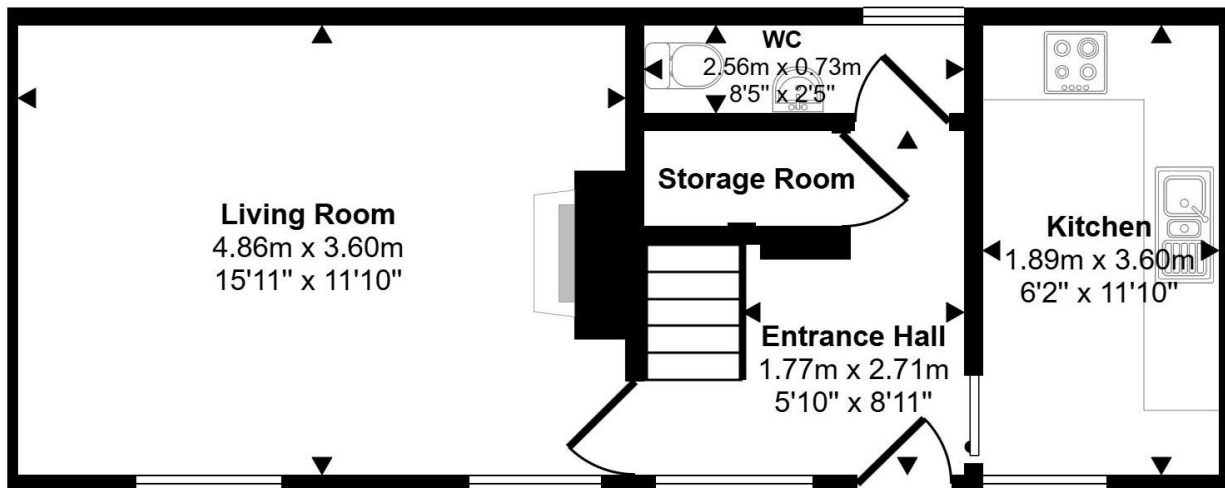
BEDROOM TWO

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

OUTSIDE

Gated access at the side with shared driveway leading to parking spaces for two vehicles and a lawn 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

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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.

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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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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 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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46 Middle Gate
Newark
NG24 1AL

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 Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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