



**Rose Cottage, Crab Lane, North Muskham,  
Newark, NG23 6HH**

**£625,000**

A large four/five bedroomed detached period cottage dating back to the 18th century which has grounds forming a generous plot of approximately 1 Acre. The property has been tastefully extended to provide comfortable and practical living and social accommodation which includes hard parking standing area for multiple cars, range of outbuildings and sheds providing scope for various functions. The driveway and lawned gardens have mature borders and a paddock which benefits from a number of fruit trees including apple, pear, plum, damson, sloe and cherry trees and further extends to an area of woodland. A large wood Summer House has many potential uses such as home office or play room. Stunning views over open fields which extend down to the River Trent. Ideally located in a secluded position within a popular and commutable village with an excellent village primary school, pub and award winning Indian restaurant.



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**SERVICES**

Electricity is connected to the property. Oil fired central heating. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**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.

Entrance Hall Part glazed door leading from side driveway to hallway with wood effect floor and ample built in cupboards and conveniently located seating area. Downlights inset to ceiling.

Hallway Door leading from Entrance Hall. Radiator and stairs to first floor accommodation.



Breakfast Kitchen 4.52m x 3.48m (14'10" x 11'5") Door from Sitting Room leading to the Kitchen fitted with a range of modern wall and base units surmounted by an Oak worksurface inset with one and a half ceramic sink and drainer with mixer tap. Integral appliances include dishwasher, double oven and hob with extractor over. Space for large fridge/freezer. Splash back tiling to walls. Tiled flooring. Under counter lighting. Breakfast bar. Downlights inset to ceiling.

Rear Porch Door from Kitchen to Rear Porch used as a Boot Room. Door with windows either side to rear garden.

Inner Hallway Door leading from Kitchen to Inner Hallway with doors to W/C and pantry cupboard.



W/C Window to front elevation. Tiled floor. Low level W/C, vanity wash hand basin and heated towel rail.

Utility 2.72m x 1.83m (8'11" x 6'0") Window to front elevation. Fitted with a range of wall and base units surmounted by a wood effect work surface inset with stainless steel sink and drainer. Plumbing for washing machine and space for tumble dryer (vented to outside). Tiled splashbacks. Tiled floor.

Sitting Room 3.91m x 3.68m (12'10" x 12'1") Double glazed window and door to Conservatory. Beamed ceiling. Feature brick surround open fire with multifuel wood burner. Wood effect flooring. T.V point.

Conservatory 3.91m x 3.35m (12'10" x 11'0") Double doors and windows to the rear garden. Tiled flooring. Air conditioning.



Breakfast/Dining Area 3.91m x 1.73m (12'10" x 5'8") Door leading from Hallway into Dining Area with window to front elevation. Wood effect flooring. Radiator. Beamed ceiling.

Dining Room 3.76m x 3.61m (12'4" x 11'10") Part glazed door from Hallway. Window to rear elevation. Radiator. Beamed ceiling. Wood effect flooring. Feature fireplace with multifuel wood burner. T.V point.

Study/Bedroom Five 3.84m x 2.13m (12'7" x 7'0") Windows to rear elevation and side elevation. Radiator. Wood effect flooring, spotlights inset ceiling.

First Floor Stairs, staircase sensor lighting leading to first floor landing.



Master Bedroom 4.55m x 3.61m (14'11" x 11'10") Window to rear elevation. Radiator. Air conditioning. T.V point. Access to loft space.

Dressing Room Radiator. Spotlights inset to ceiling. Large built in wardrobes.

Ensuite Door from Dressing Room into Ensuite with window to front elevation. Tiled floor and walls. Fitted with a suite comprising corner shower cubicle with glazed screen, low level WC and wash hand basin. Heated towel rail. Radiator. Spotlights inset to ceiling. Extractor fan.



Bedroom Two 3.94m x 3.71m (12'11" x 12'2") Window to rear elevation. Radiator. T.V point.

Bedroom Three 5.41m x 2.16m (17'9" x 7'1") Wood effect flooring. Radiator. Window to rear and side elevations. Access to loft space.

Bedroom Four 3.68m x 2.69m (12'1" x 8'10") Window to rear elevation. Radiator. Built in wardrobe. Cupboard. Access to loft space. T.V point.

Bathroom 2.90m x 1.75m (9'6" x 5'9") Fitted with a suite comprising of low level WC, wash hand basin and panelled bath with electric shower over. Tiled walls. Window to front elevation. Radiator. Heated towel rail.



Outside Driveway to side of the property with gates leading to extensive grounds including a range of outbuildings including summer house, double garage with inspection pit, open storage area currently housing a hot tub spa, two workshops, aviary/log store, two separate storage sheds, large covered bin store, two greenhouses and a vegetable patch. The large rear garden is laid mainly to lawn with mature trees, plants and shrub borders and a pond. Woodland area with views extending over open fields towards the River Trent.





#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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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, 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.

Coverings 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.

#### 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

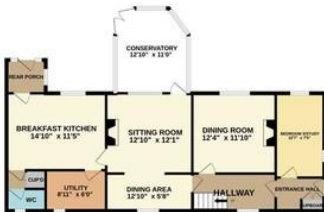
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GROUND FLOOR  
959 sq.ft. approx.



1ST FLOOR  
845 sq.ft. approx.



OUTBUILDINGS  
1183 sq.ft. approx.



TOTAL FLOOR AREA : 3026 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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