



4 Long Row Cottages,  
Fledborough, NG22 0UX



3



1



2



# Offers in region of £290,000

 3  1  2

This characterful cottage is situated in an idyllic rural location, with open countryside views surrounding. The property itself features two reception rooms with exposed beamwork and rustic brick fireplaces, a kitchen with pantry, conservatory and rear porch, as well as three bedrooms and a bathroom. Sitting within grounds of 1/2 acre, the property also features ample off-road parking to the front, as well as a detached workshop and timber garden room.







### SITTING ROOM

4.57m x 3.68m (15'0" x 12'1")

UPVC double-glazed front entrance door, matching window to front aspect double panel radiator, television point, fireplace with cast-iron stove within, exposed beamwork to ceiling, doors leading to kitchen and dining room, wall-mounted electric consumer unit.

### DINING ROOM

3.65m x 3.51m (12'0" x 11'6")

Exposed beamwork to ceiling, brick fireplace, double panel radiator, telephone point.

### CONSERVATORY

3.54m x 3.08m (11'7" x 10'1")

Upvc double glazed windows to right, front and left aspects, hipped roof above, tiled floor covering, double panel radiator.

### KITCHEN

4.52m x 2.12m (14'10" x 7'0")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. Space and plumbing for dishwasher, space and supply for electric cooker, single bowl sink and drainer, two UPVC double glazed windows to rear aspect and matching door, under-stair pantry cupboard with shelving.

### STAIR LOBBY

2.14m x 1.03m (7'0" x 3'5")

UPVC double glazed window to rear aspect, panel radiator, staircase to 1st floor.

### BATHROOM

2.45m x 2.14m (8'0" x 7'0")

Three-piece suite consisting of a panel bath with handheld shower attachment and electric Triton shower above, low-level dual flush w.c., pedestal wash hand basin. 'Wallstar' oil-fired central heating boiler, double panel radiator, access to roof space, tiled floor covering, tiled walls to area of bath and w.c.

### REAR PORCH/UTILITY ROOM

4.61m x 2.43m (15'1" x 8'0")

Space and plumbing for washing machine, space and supply for upright fridge freezer, work surface area with single bowl sink, windows to left, rear and right aspects, matching door to left aspect leading out to rear garden, double panel radiator.

### FIRST FLOOR-LANDING

2.67m x 0.95m (8'10" x 3'1")

Access to roofspace, further cupboard on half landing, doors leading to all bedrooms.

### BEDROOM ONE

3.67m x 2.83m (12'0" x 9'4")

Panel radiator, UPVC double glazed window to front aspect, original fireplace.

### BEDROOM TWO

3.67m x 2.38m (12'0" x 7'10")

Double wardrobe unit, uPVC double-glazed window to front aspect, panel radiator, original fireplace.

### BEDROOM THREE

2.66m x 2.60m (8'8" x 8'6")

UPVC double glazed window to front aspect, panel radiator.

### WORKSHOP

6.07m x 4.75m (19'11" x 15'7")

Power and light within, windows to left, right and front aspects.

### GARDEN ROOM

5.42m x 3.52m (17'10" x 11'6")

Window to right aspect, double glazed doors to right and front aspects, power and light within.

### TENURE

Freehold



## COUNCIL TAX

Band B

## SERVICES

The property features private drainage provided by a sewage treatment plant; the responsibility and use of the plant is shared between the other residents of Long Row Cottages. We are informed that there is annual service charge of £18 for the maintenance of the treatment plant. We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

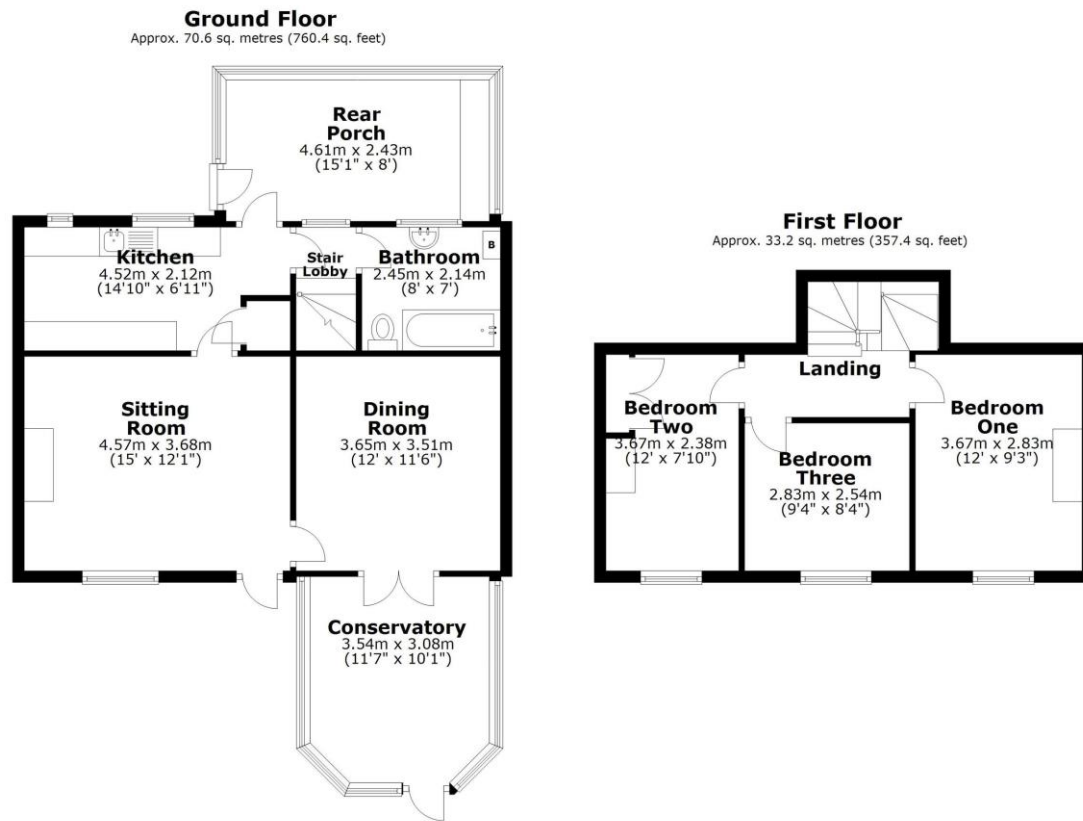




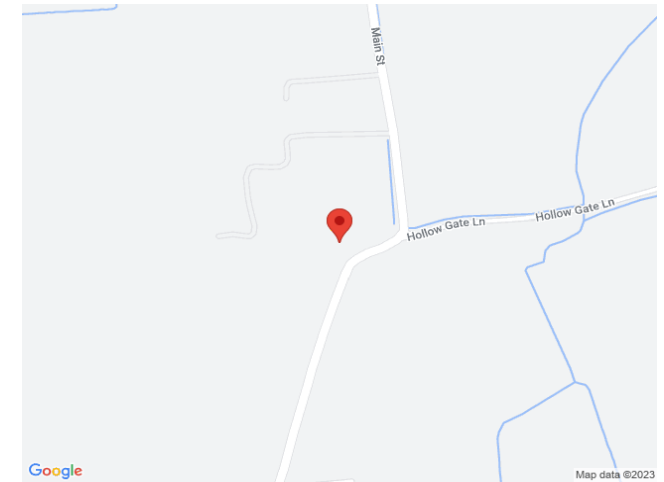




# Floorplan



Total area: approx. 103.9 sq. metres (1117.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



Newton Fallowell Retford (Sales)

01777 713910

retford@newtonfallowell.co.uk