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**Maypole Green, Wellow, NG22 0FE**

**£375,000**



## Property Description

Charming period house offered with no upward chain in the heart of this popular village. With views over the Maypole Green and retaining many original features the accommodation includes entrance hall, boiler room leading to cellar, cloakroom, living room, dining room, sitting room, kitchen diner. First floor master bedroom with en-suite, two further bedrooms, family bathroom, second floor, attic room/bedroom four. Outside, enclosed private walled garden with two outhouses, and gated parking area.

### LOCATION

Wellow is a pretty Nottinghamshire village with a village green and Maypole, two public houses and popular schooling, Close to Wellow House School and bus route for Southwell Minster School which collects in the village. Supermarkets in Ollerton just a short drive away, as well as Newark being just 12 miles away which includes fast train access into London, approx. 1hr 20mins.

### ENTRANCE HALL

Glazed panel door to entrance hall - flagstone floor, stairs off to first floor, radiator, dado rail.

### LIVING ROOM

16'8" x 14'0" (5.08 x 4.27)

Double glazed bay window to the front with shutters, open fire with cast iron grate with tiled hearth and wooden surround, coved ceiling, radiator, wood flooring.

### DINING ROOM

14'0" x 12'0" (4.27 x 3.66)

Double glazed bay window to the front with shutters, open fire, coved ceiling, radiator, wood flooring.

### SITTING ROOM

14'0" x 11'3" (4.27 x 3.43)

Double glazed window to the side, fireside cupboards, cast iron fireplace, coved ceiling, wood flooring, radiator.



## INNER STORE

Oil fired central heating boiler, access to the cellar.

## CLOAKROOM

Pedestal wash hand basin, low level WC, tiled splash back and tiled floor.

## KITCHEN/DINER

23'0" x 13'1" (7.01 x 3.99)

Range of wall and floor mounted units with work surfaces, inset sink unit, electric cooker point, fridge and freezer space, plumbed for washing machine, space for dryer. Three double glazed windows to the side, two roof lights. Double glazed windows and door to rear, radiator.

## FIRST FLOOR

### LANDING

Coved Ceiling, stairs off to second floor with understairs storage.

### MASTER BEDROOM

14'0" x 12'0" (4.27 x 3.66)

Double glazed window to front, cast iron fireplace, two fireside double wardrobes, radiator.

### ENSUITE

7'0" x 5'3" (2.13 x 1.6)

Panelled bath with shower over pedestal wash basin, low level WC, radiator, double glazed window to the side.

### BEDROOM TWO

14'0" x 12'0" (4.27 x 3.66)

Double glazed window to side, cast iron fireplace with fireplace cupboards, radiators.

### BEDROOM THREE

14'0" x 11'3" (4.27 x 3.43)

Double glazed window to the front, radiator, pedestal wash basin, cast iron fireplace.



### BATHROOM

8'7" x 5'5" (2.62 x 1.65)

Panelled bath with shower over, pedestal wash basin, low level WC, towel rail, double glazed window to the side.

## SECOND FLOOR

### ATTIC ROOM/BEDROOM FOUR

28'5" x 8'8" (8.66 x 2.64)

Attic room /Bedroom 4 Two Velux windows to the side, eaves storage cupboards, two electric storage heaters.







## OUTSIDE

### FRONT

Enclosed flower/shrub garden, side pathway to the front door.

### REAR

Enclosed flagstone garden, side pedestrian gate, external tap, oil storage tank, two stores (9'4" x 3'6" and 4'0" x 3'6") Further vehicular access to parking area.

### LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House,  
Great North Road, Newark, NG24 1BY  
Council Tax Band E

### SERVICES

All mains services are connected to the property except gas. 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.

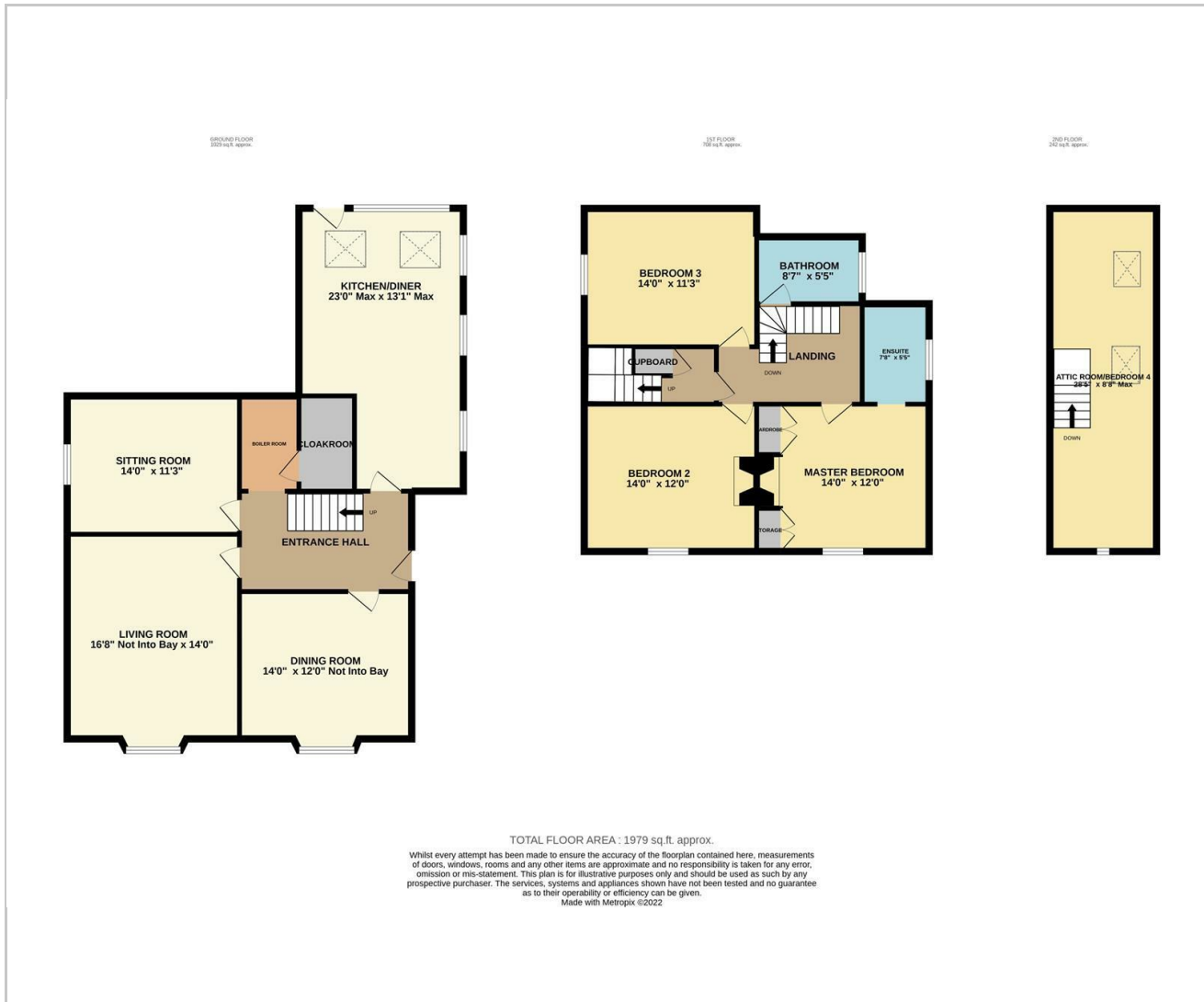
### TENURE

Freehold with vacant possession.

### VIEWING INFORMATION

By appointment with the agents office.





Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate 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 recheck the measurements.