



**The Maltings Main Street, Flintham,
Nottinghamshire, NG23 5LA**

£385,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this really interesting, individual, detached, cottage style home combining the benefits of more modern construction with the aesthetic appeal of a more traditional dwelling and offering a versatile level of accommodation in excess of 1,700sq.ft.

This fascinating property offers a deceptive level of space spanning three floors and providing up to three bedrooms and three receptions, being tastefully appointed throughout with modern fixtures and fittings but with traditional elements such as cottage latch doors, high ceilings and attractive solid fuel stove to the main sitting room.

The property would certainly be large enough to accommodate families and would suit those with older children. Alternatively it would be an excellent purchase for professional couples or those downsizing from larger dwellings and looking for an individual home within an attractive village setting.

The property occupies a pleasant, relatively low maintenance plot with gated driveway and single garage and a private, enclosed, rear garden with the an attractive stone wall backdrop.

Internally the accommodation comprises a generous dual aspect breakfast kitchen fitted with a generous range of units and having an excellent level of storage, linking through into the main sitting room and, in turn, a garden room/conservatory which provides a further versatile space that further links through into, what is currently utilised as a dining room, but would make an excellent home office perfect for today's way of working. To the first floor there are two bedrooms, the spacious master having integrated furniture and a pleasant dual aspect with views down the lane. In addition there is a first floor bathroom and, to the second floor, is a further versatile third bedroom situation in the eaves that provides a good level of storage as well as a bedroom area which is currently utilised as office space.

In addition the property benefits from UPVC double glazing and gas central heating and is tastefully presented

throughout. Viewing comes highly recommended to appreciate both the location and accommodation on offer.

FLINTHAM

Flintham is a thriving village with community shop and museum, there is a highly regarded primary school with an Outstanding Ofsted rating and the very welcoming Boot & Shoe public house. The village is located off the A46 midway between the market towns of Newark and Bingham where there are further amenities and is well placed for commuting with good road links to the A1, A52 and M1 and there are direct trains from Newark Northgate to London in just over an hour.

A CANOPIED PORCH LEADS TO A COMPOSITE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

BREAKFAST KITCHEN

17'11" x 13'5" (5.46m x 4.09m)



A well proportioned, tastefully appointed room benefitting from windows to three elevations as well as aspect into the rear garden. The kitchen is appointed with a generous range of oak fronted wall, base and drawer units including full height larder unit, having brush metal fittings, granite preparation surfaces including central island unit which provides additional storage as well as breakfast bar area for informal dining. The main run of work surfaces has inset

sink and drain unit with brush metal mixer tap and granite upstands. integrated appliances include Neff five ring stainless steel finish gas hob with chimney hood over, AEG double oven, dishwasher and tumble dryer, plumbing for washing machine, useful cloaks cupboard providing additional extra storage with low level drawer unit beneath, inset downlighters to the ceiling, useful under stairs storage cupboard, central heating radiator, gas central heating boiler concealed in a kitchen cupboard, spindle balustrade staircase rising to the first floor landing and double glazed windows.

A further cottage latch door leads through into:





SITTING ROOM

18'10" x 10'6" (5.74m x 3.20m)



A pleasant reception benefitting from windows to three elevations, the focal point to the room being exposed brick fireplace with stone hearth and mantel and inset solid fuel stove, deep skirting, coved ceiling, central heating radiator and double glazed window to the front and side.

A multi paned single glazed window and door lead through into:



CONSERVATORY

12'2" x 12'2" (3.71m x 3.71m)



A versatile space which could be utilised as an additional reception room or alternatively would make a formal entrance hall linking through into the main reception areas. The room having central heating radiator, pitched polycarbonate roof, power and light and double glazed French doors into the rear garden.

A further glazed internal door leads through into:

DINING ROOM

16'6" x 9'2" (5.03m x 2.79m)



A versatile reception currently utilised as formal dining but would make an excellent home office or potentially even a ground floor bedroom, the room having central heating radiator, deep skirting and double glazed window to the front.



RETURNING TO THE BREAKFAST AREA OF THE KITCHEN A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having deep skirting and double glazed window to the front.

Further cottage latch doors lead to:

BEDROOM 1

18'2" max into alcove (15'1" min) x 12'11" (5.54m max into alcove (4.60m min) x 3.94m)



A well proportioned, light and airy double bedroom

benefitting from a dual aspect with double glazed windows to the side and rear, fitted with an excellent level of storage with integrated, full height wardrobes, low level drawer units and complementing side tables, in addition the room having built in airing cupboard which also houses the hot water cylinder, deep skirting, central heating radiator and window with pleasant aspect down the lane.



BEDROOM 2

10'7" x 7'11" (3.23m x 2.41m)



A further double bedroom having aspect in to the rear garden with useful under stairs storage cupboard, deep skirting, central heating radiator, coved ceiling and double glazed window.

BATHROOM

7'1" x 7'3" (2.16m x 2.21m)



A well proportioned room fitted with a modern three piece

white suite comprising panelled corner bath with chrome taps and further wall mounted shower mixer with independent handset over and curved glass screen, close coupled WC and vanity unit providing useful storage having vanity surface over with inset Vernon Tutbury washbasin with chrome mixer tap and tumbled marble tiled splash backs with mosaic border inlay, contemporary towel radiator and double glazed window to the side.

FROM THE FIRST FLOOR LANDING A STAIRCASE RISES TO THE SECOND FLOOR AND:

BEDROOM 3/OFFICE SPACE

23'10" x 6'9" to purlins (14'2" max under eaves) (7.26m x 2.06m to purlins (4.32m max under eaves))



A fantastic versatile space situated in the eaves and currently utilised as a second floor office but would make an additional bedroom, ideal for teenagers, having initial storage/reception area leading through in a bedroom space. Having a good level of under eaves storage with built in cupboard, pitched roof with inset skylights and two central heating radiators.

EXTERIOR



The property occupies an attractive central village location on what is a pleasant, established, but relatively low maintenance plot fronting the lane with adjacent Tarmacadam driveway providing off road car standing and electric car charging point. A timber field gate gives access into further hard standing at the rear with Tarmacadam and paved parking which in turn leads to the attached garage. The remainder of the garden is laid to lawn with further gravelled seating area which encompasses an attractive timber summer house providing outdoor reception space looking out onto the garden. In addition there are raised brick purple slate borders with established shrubs and the garden offering a good degree of privacy.





GARAGE

16'5" x 9'1" (5.00m x 2.77m)

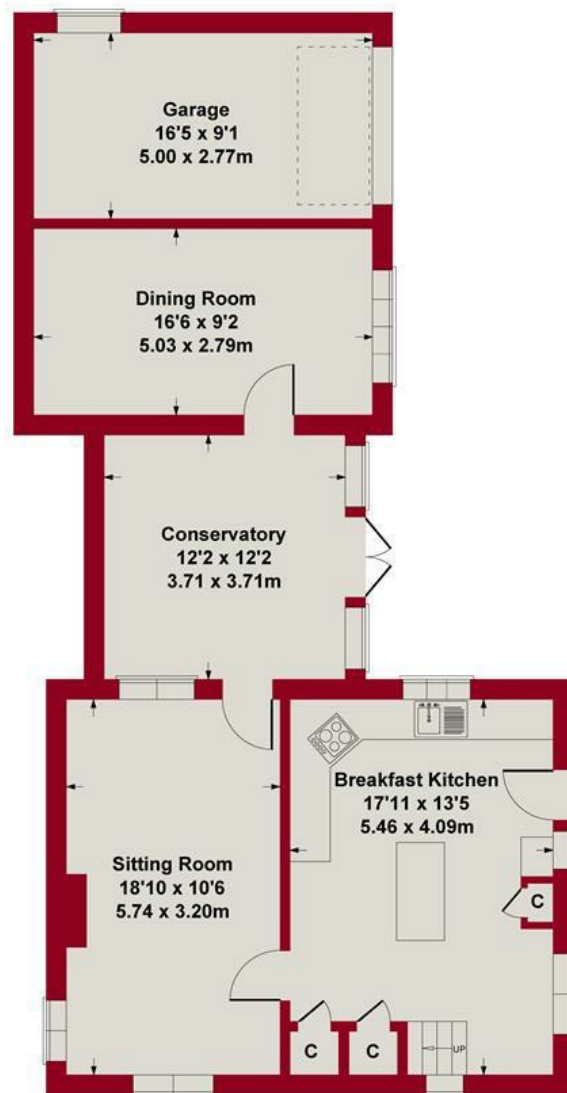
A brick and pantile garage with up and over door.

COUNCIL TAX BAND

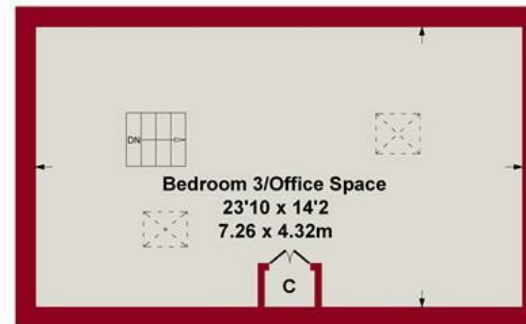
Rushcliffe Borough Council - Band D

TENURE

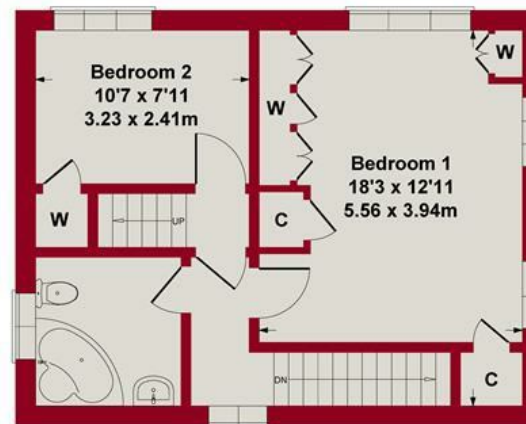
Freehold



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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