



**White Cottage Main Street, Flintham,  
Nottinghamshire, NG23 5LA**

**£425,000**  
Tel: 01949 836678

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



We have pleasure in offering to the market this delightful, detached, period cottage located at the heart of this well regarded village and occupying a charming, well proportioned, established plot which lies in excess of 1/5 of an acre and benefits from a southerly rear aspect.

This unique home offers a wealth of character and features expected from a property of its era but has been thoughtfully modernised and renovated over recent years, combining both traditional and contemporary elements.

The property benefits from updated cottage style double glazed windows, gas central heating fueled by an attractive range, a modern kitchen and bathroom and relatively neutral decoration throughout. This is completed by more traditional elements including many of the rooms having beamed ceilings and attractive fireplaces, all the rooms having pleasant views into the garden.

The accommodation would ideally suit single or professional couples, or those downsizing from larger dwellings, appreciating an individual cottage style home within a pleasant village setting.

The accommodation comprises an initial entrance hall which potentially provides a study/office space and encompasses a utility area as well as a ground floor cloak room, two main receptions providing a cosy sitting room with an attractive fireplace and a separate dining room which, in turn, leads into a dual aspect breakfast kitchen which a range of units. To the first floor there are two bedrooms and a well appointed bathroom.

As well as the internal accommodation the property occupies a delightful, lovingly established plot with a gated driveway providing off road car standing for several vehicles which leads out onto a mainly lawned garden that is well stocked with an abundance of trees and shrubs, including various fruit trees. The garden benefits from a southerly aspect and catches the majority of the day's sun.

Overall 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.

AN ATTRACTIVE COTTAGE STYLE COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL RECEPTION/UTILITY AREA

10'7" x 9'10" (3.23m x 3.00m)



A really useful space which combines an enclosed entrance hall with a potential study area and utility space having built in cupboard, granite work surface to the side with space and plumbing for washing machine and tumble dryer beneath, an area which would be large enough to accommodate a small study space, central heating radiator, access to loft space above, cottage style double glazed windows to both the front and rear and further doors leading to:



### GROUND FLOOR CLOAK ROOM

4' x 3'3" (1.22m x 0.99m)



Having a close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash back, contemporary towel radiator and ceiling mounted extractor.

## SITTING ROOM

15'5" x 14'6" (4.70m x 4.42m)



A pleasant reception which benefits from a dual aspect as well as a wealth of character with an attractive heavily beamed ceiling, the focal point to the room being a chimney breast with raised stone hearth, inset solid fuel stove, attractive exposed brick back, oak mantel above and alcoves to the side. The room also having two central heating radiators, wood effect flooring and double glazed windows to both the front and rear aspects.

A further door leads, in turn, through into:



## DINING ROOM

12'7" x 12'4" (3.84m x 3.76m)



A versatile reception ideal as formal dining, lying adjacent to the kitchen and having an attractive heavily beamed ceiling, chimney breast with central downlit alcove, central heating radiator concealed behind feature cover, useful under stairs storage cupboard, two double glazed cottage style windows overlooking the rear garden, a further door giving access into a stairwell and an additional door leading through into:





## BREAKFAST KITCHEN

16'2" x 9' (4.93m x 2.74m)



This room benefits from double glazed cottage style windows to three elevations and is large enough to accommodate a dining/breakfast area. The kitchen is fitted with a range of Shaker style wall, base and drawer units, having wall mounted plate rack, granite preparation surfaces, undermounted Belfast style sink with chrome swan neck mixer tap and granite and tiled splash backs, integrated dishwasher, space for further free standing appliances, floor standing gas Rayburn range which also provides hot water and central heating, tiled floor, inset downlighters to the ceiling, access to loft space above and timber sealed unit double glazed stable door leading into the rear garden.



RETURNING TO THE DINING ROOM A FURTHER DOOR GIVES ACCESS THROUGH INTO:

## INNER HALLWAY

Having a shelved alcove, exposed beams to the ceiling, double glazed window and a turning staircase rising to:

## FIRST FLOOR LANDING



Having further doors leading to:

## BEDROOM 1

13' x 11'10" (excluding wardrobes) (3.96m x 3.61m (excluding wardrobes))



An L shaped double bedroom having an attractive part pitched ceiling, double glazed dormer window overlooking the rear garden, built in wardrobes, exposed timber purlins and central heating radiator.





**BEDROOM 2**  
8'11" x 8'3" (2.72m x 2.51m)



Having a double glazed cottage style window with aspect to the side, built in cupboard, exposed timber purlin and central heating radiator.



**BATH/SHOWER ROOM**  
11'8" x 7'10" (3.56m x 2.39m)



A well proportioned, tastefully appointed room fitted with a contemporary suite comprising large quadrant shower enclosure with curved, sliding, double doors and wall mounted shower mixer with independent handset and rose over, double ended bath with centrally mounted mixer tap, close coupled WC and pedestal washbasin and tiled splash backs, central heating radiator and separate contemporary towel radiator and double glazed dormer window to the rear which benefits from an elevated south westerly aspect across the garden, with pleasant views beyond.





## EXTERIOR



The property occupies a delightful location at the heart of this pretty village, fronting Main Street. A gravelled driveway provides off road car standing and leads, in turn, onto what is a generous, lovingly established and well stocked south to westerly facing rear garden which is mainly laid to lawn but with well stocked perimeter borders with a range of established trees and shrubs, including eight fruit trees, numerous seating areas allowing you to follow the sun through the day and an ornamental pond with a raised, capped well.







### COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

### TENURE

Freehold

### ADDITIONAL NOTE

It should be noted that there are some restrictive covenants within the title document that restrict some elements of alteration and development on the site and to the building. For example, no additional dwellings are permitted, No additional parking to be created, style of existing windows

to be retained, no alteration to the appearance of the gable ends. Any prospective purchaser must satisfy themselves with these and any other restrictions before proceeding. The property lies within the village conservation area. The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

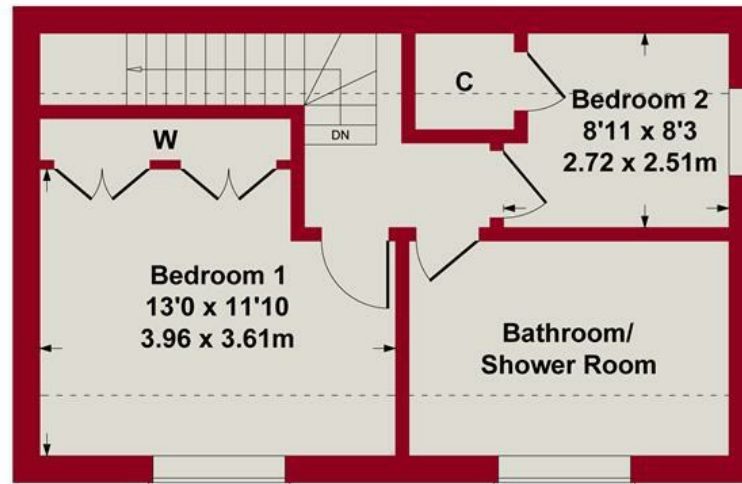
Flood assessment of an area:-  
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Broadband & Mobile coverage:-  
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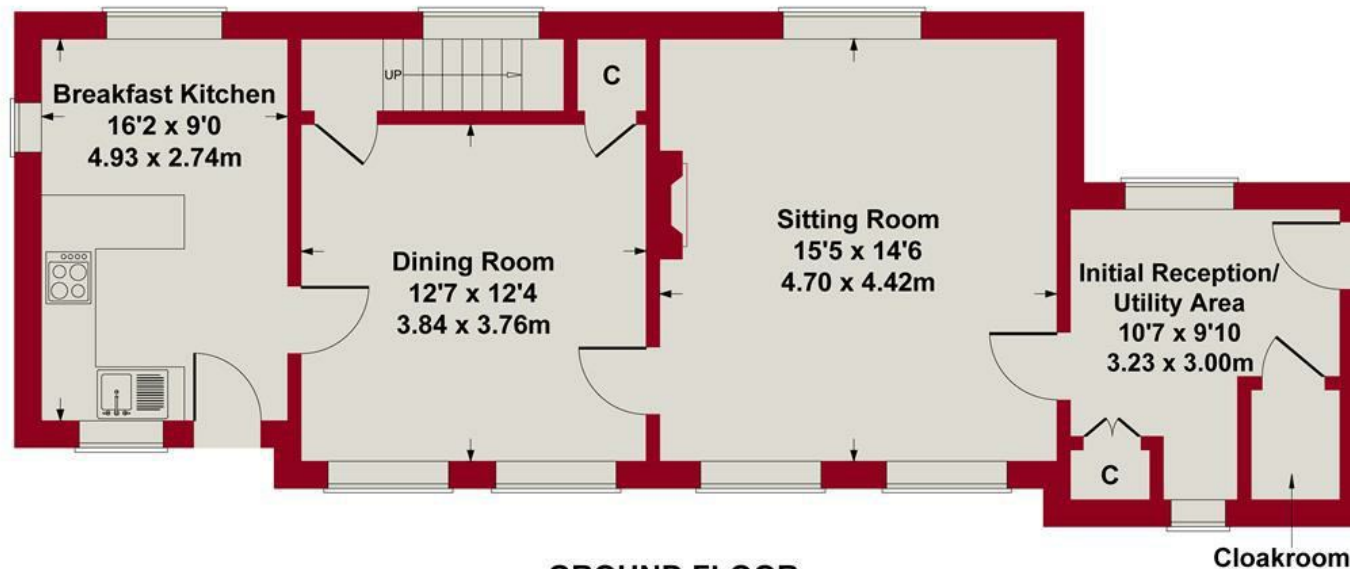
School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>





**FIRST FLOOR**



**GROUND FLOOR**

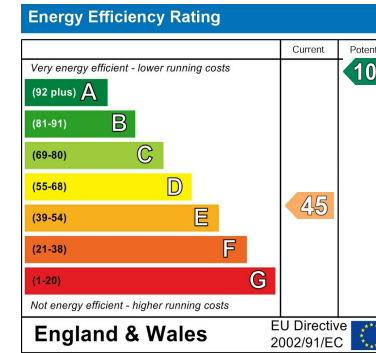
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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**RICS**



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