



**Chester Cottage West Lane, Girton,  
Newark, NG23 7JB**

**£425,000**  
Tel: 01636 611811

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Chester Cottage stands in a delightfully secluded garden extending to 0.33 acre or thereabouts and provides characterful, family sized accommodation. The original cottage is dated 1870 and a substantial two storey extension built within the last twenty years. The beamed ceilings downstairs, traditional fireplace openings providing considerable character and charm.

The ground floor accommodation provides entrance hall, lounge with bow window, separate dining room, spacious dining kitchen, utility room and conservatory. There is a ground floor study and a family bathroom. Upstairs the property provides three good sized bedrooms with the master bedroom having en suite. The gardens provide patio areas, a water feature and grassed areas with established hedgerows and trees. There is a large gravel drive and detached brick built double garage.

Girton is a small and genuinely unspoilt village, the focal point of which is the tiny stone built St Cecilia Church. Narrow lanes with quaint cottages form the village scenery and Chester Cottage is located at the end of West Lane adjacent to open countryside. The village is approximately eight miles north of Newark. A short riverside walk leads to Besthorpe with the well known Lord Nelson country pub and restaurant. There are excellent amenities at Collingham which is a large village two miles to the south. Here, there is a Co-operative Store, Spar shop, medical centre, pharmacy, dentist, newsagents, family butchers and a good primary school. There are bus services from Gainsborough Road.

This traditionally built house has brick elevations and a tiled roof. There are dark stained UPVC double glazed windows throughout. Central heating is oil fired.

Nature conservation and wildlife surrounds the tiny village of Girton and only on comparatively rare occasions does property become available in this locality. It is an ideal location for commuting to Lincoln and Nottingham.

The following accommodation is provided:

## GROUND FLOOR

### ENTRANCE HALL

With front entrance door, window to the south elevation and staircase leading to the first floor, radiator.

### LOUNGE

14' x 10'11 plus 8' x 6'9 (4.27m x 3.33m plus 2.44m x 2.06m)



With open Victorian style fireplace incorporating a woodburning stove. Bow window to the south elevation and windows in the east and north elevations. This pleasant room has a heavily beamed ceiling and two radiators.

### DINING ROOM

11'11 x 10'4 (3.63m x 3.15m)



With period cast iron fireplace, heavily beamed ceiling, and a dual aspect with windows in the front and rear elevations.

### KITCHEN DINER

18'2 x 11'9 (5.54m x 3.58m)



There is ample space for a dining table in this lovely farmhouse style kitchen. With wall cupboards, base units, working surfaces incorporating a one and a half sink unit, integrated refrigerator, dishwasher, electric oven and propane gas hob with hood over. Heavily beamed ceiling and windows to the front and rear elevations.



### UTILITY ROOM

11'9 x 6'5 (3.58m x 1.96m)

With base units, working surface and stainless steel double sink unit. Oil fired central heating boiler. External stable door, window to the rear and archway to the conservatory.

### CONSERVATORY

12'7 x 11'4 (3.84m x 3.45m)



South facing, with French doors to the garden. UPVC double glazed windows and polycarbonate roof. The conservatory has been used as an all year round facility by the present owners.

### STUDY

8'5 x 5'1 (2.57m x 1.55m)



With telephone point, broadband availability, beamed ceiling and fluorescent light. Window to the side elevation and radiator.

### FAMILY BATHROOM

14'10 x 5'5 max (4.52m x 1.65m max)



With bath, bidet, pedestal wash basin, low suite WC, radiator, shaver point and extractor fan. Tiled walls and understairs cupboard.

### FIRST FLOOR

### LANDING

With radiator.

### BEDROOM ONE

18'3 x 11'10 (5.56m x 3.61m)



With windows in the east and west elevations. Fitted pine wardrobes with cupboards above. Double panelled radiator.

### EN SUITE

11'10 x 6'4 (3.61m x 1.93m)



With shower cubicle, pedestal basin and low suite WC, radiator. South facing window with open views.



## BEDROOM TWO

11'10 x 11'8 (3.61m x 3.56m)



A good double sized bedroom with access to the loft space and also access to the roof void over the lounge. Double panelled radiator and fitted spotlights. Window to the west elevation.

## BEDROOM THREE

10'8 x 8' (3.25m x 2.44m)



With radiator and window to the east elevation.

## OUTSIDE



Most of the garden is lawned, with various shrubs and trees providing an established backdrop with privacy. In all the property extends to 0.33 acre or thereabouts.







## **DOUBLE GARAGE**



Of brick and tile construction with power connected.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

### **TENURE**

The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

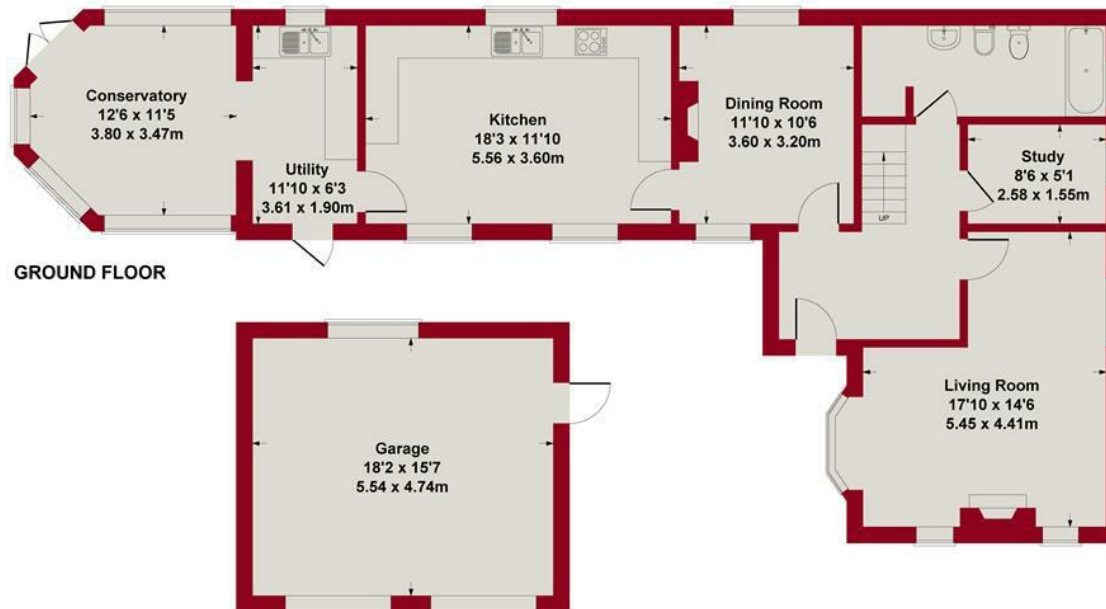
### **VIEWING**

Strictly by appointment with the selling agents.

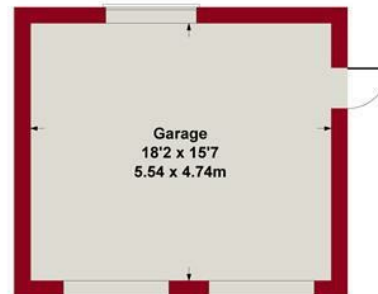
### **COUNCIL TAX**

Band E with Newark & Sherwood District Council.

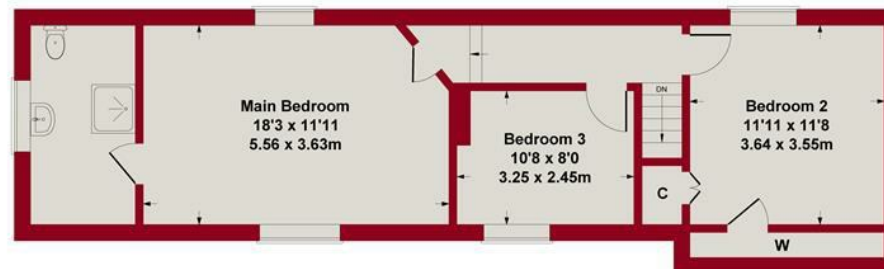
Approximate Gross Internal Area  
1998 sq ft - 186 sq m



GROUND FLOOR



GARAGE



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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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



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