



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

£425,000
Tel: 01636 611 811

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

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 with new shaker design kitchen units and appliances, utility room with new units 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. New fitted ash grey shaker design kitchen units include, a range of base units with cupboards and drawer, including deep pan/storage, granite 'fleck' design laminated work tops overs with inset ceramic one and a half bowl sink and drainer unit with mixer tap. Matching eye level wall mounted cupboards. Tumbled marble tiling to the splash backs. Fitted appliances include Zanussi Induction Hob and Electric Oven with extractor above, tall Fridge and Freezer and an integral Dishwasher. Radiator. New Vinyl flooring. Heavily beamed ceiling and UPVC double glazed windows to the front and rear elevations.



UTILITY ROOM

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

Fitted with new ash grey shaker design base units with cupboards and drawers, working surface above with inset composite one and a half bowl sink and drainer. Matching eye level wall cupboards. Tumbled marble tiled splash backs. Plumbing and space for washing machine and space for fridge. Grant Oil fired central heating boiler. External stable door, window to the rear and archway to the conservatory. New Vinyl flooring.

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. Under-stairs cupboard. New part tiling to walls and Vinyl flooring.

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.





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.

AGENTS NOTE

The property has been affected by River flooding (date)
Buyers should be aware that this could impact on a lender's decision.



DOUBLE GARAGE



Of brick and tile construction with power connected.

SERVICES

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

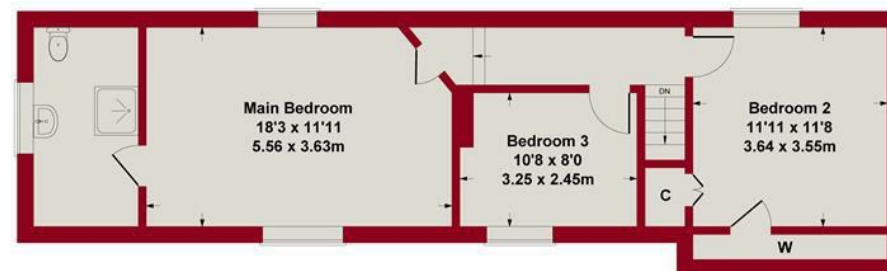
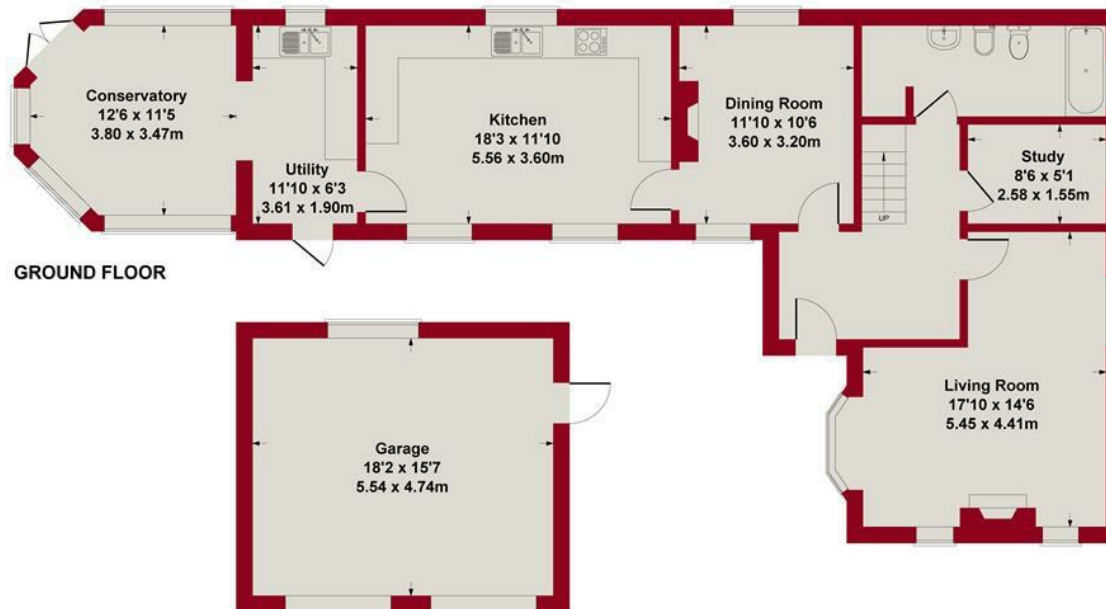
TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

Approximate Gross Internal Area
1998 sq ft - 186 sq m



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.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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