



**April Cottage Ferry Lane, Carlton-On-Trent,  
Newark, NG23 6NS**

**£350,000**  
Tel: 01636 611811

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

April Cottage, a three bedroom property with master en-suite, open plan living space and a conservatory, is delightfully situated within the village conservation area. A single storey extension, built in red brick under a slate roof, constructed 2003 is designed as a ground floor bedroom/en-suite whilst adaptable for family living space or a home office. The central heating is oil fired, and the property has uPVC double glazed windows.

The accommodation, in summary, provides, on the ground floor, a conservatory, living room dining area, kitchen, utility room, master bedroom one, and en-suite. The first floor provides a galleried landing, two double sized bedrooms and a bathroom. Outside there is a driveway entrance to the property, garden and paved areas. A small outhouse closet.

Carlton-on-Trent is a small settlement surrounding Carlton Hall and St Mary's Church. The Spinney and Windmill are notable properties within the vicinity of this rather quaint village. There are pleasant walks and lanes to the River Trent-side areas. The larger settlement of Sutton-on-Trent is within two miles and here there is a good primary school, Co-operative store, delicatessen, hairdressers and local services. There are regular bus services to Newark, Tuxford and Retford. and school buses to the Academy schools in both Grantham and Tuxford. Newark is six miles and the area is convenient for commuting to Nottingham, Lincoln and further north to Sheffield and Doncaster. Newark is on the main East Coast railway line with services to London King's Cross, Leeds and Edinburgh. There are rail service connections also from Newark Castle station to Lincoln and Nottingham.

The property has been exceptionally well maintained. The original cottage has early 19th Century characteristics, constructed with rendered elevations under a Welsh slate roof. Alterations, and a substantial single storey extension, were constructed in 2003 with conservation brick elevations under a slate roof. The property has a field gate entrance, a private drive and stands in a pleasant corner of the village.

The following accommodation is provided:

## GROUND FLOOR

### CONSERVATORY

15'6 x 7'9 (4.72m x 2.36m)



Constructed with a brick base, uPVC double glazing, a polycarbonate roof and glazed centre opening doors to the garden. Double opening doors give access to the living room area.

### LIVING ROOM

12'3 x 12 (3.73m x 3.66m)



With beamed ceiling, fireplace incorporating a wood stove, radiator and this room is open plan with the dining area. South facing aspect.

### DINING AREA

18' x 12' (5.49m x 3.66m)



Beamed ceiling, radiator, built in under stairs cupboard. South facing aspect.

### KITCHEN

11'1 x 8'2 (3.38m x 2.49m)



Wall units, base units, working surfaces incorporating a one and half sink unit. Integrated electric hob, fan unit and electric oven. Oil fired central heating boiler contained in a built in cupboard. Staircase off. Ceramic tiled floor and opening to the utility area. LED lighting, radiator.



### UTILITY ROOM

12'1 x 7'8 (3.68m x 2.34m)



UPVC rear entrance door, fitted base cupboards, integrated fridge/freezer, radiator, ceramic tiled floor, LED lighting, integrated washing machine and dishwasher.

### BEDROOM ONE

18'5 x 11'3 (5.61m x 3.43m)



Dual aspect, south and west. Radiator.

### EN-SUITE

7'8 x 5'8 (2.34m x 1.73m)



Shower cubicle with electric shower, pedestal basin and lower suite WC. Radiator, half tiled walls, extractor fan, fitted spotlights.

### FIRST FLOOR

#### GALLERIED LANDING



With radiator and hatch to the roof space.

### BEDROOM TWO

12'7 x 12'2 (3.84m x 3.71m)



South and west aspect. Radiator.

### BEDROOM THREE

14'8 x 8'10 (4.47m x 2.69m)



Built in wardrobe with cupboard above. Radiator. South aspect.

### BATHROOM

10'10 x 8'4 (3.30m x 2.54m)



Bath with electric shower and screen, basin, low suite WC. Radiator, built in airing cupboard.

### OUTSIDE



There is a field gate entrance, driveway and parking space. The pleasant garden areas surround the property. There are lawned areas, sleeping retainer and gravelled and paved areas. The driveway is concrete. There is a small outhouse. PVC oil storage tank.





3rd October 2003. Documentation will be provided to the purchaser's solicitor.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band C.

### **SERVICES**

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

### **TENURE**

The property is freehold. The property has a registered Title NT363410, originally registered as South View and now known as April Cottage.

A right of way over an area between the adopted highway and the field gate was transferred to the property in a conveyance 2001 to include rights for underground media.

### **POSSESSION**

Vacant possession will be given on completion, anticipated following a Grant of Probate anticipated May/June 2024.

### **VIEWING**

Strictly by appointment with the selling agents.

### **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.

### **TOWN AND COUNTRY PLANNING**

Planning consent and Building Control Approval for the extension and alterations was granted by Newark and Sherwood District Council under reference 00/50119/FBR

### Ground Floor

Approx. 85.3 sq. metres (918.2 sq. feet)



Total area: approx. 127.8 sq. metres (1375.7 sq. feet)

### First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(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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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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