



**3 Trafalgar Square, Far Holme Lane, Sutton  
On Trent, Nottinghamshire, NG23 6PQ**

**£285,000**  
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A well presented modern three bedroomed detached family home situated in a quiet cul-de-sac in this rural village location. Benefitting from replacement uPVC double glazed windows, and an oil fired central heating system.

The living accommodation comprises entrance hall, spacious lounge with open fireplace, open plan kitchen dining room with patio doors leading to the secluded rear garden. Moving to the first floor there is a landing, three family sized bedrooms and a bathroom with a white suite. Outside the house is positioned in this private cul-de-sac with just four other properties. There are gardens to the front and pleasant enclosed gardens with patio areas to the rear. There is a driveway providing off-road car parking for two vehicles and a single garage. This will be an ideal home for a professional person, couple, family with children or for those looking to downsize from a larger home and seeking a rural property in a tucked away location, yet close to local amenities. Viewing is highly recommended.

Sutton on Trent is located 8 miles north of Newark, and has easy access to the A1 dual carriageway. Nottingham, Lincoln, Doncaster and Leeds are within commuting distance. Amenities in the village include a primary school rated good by Ofsted, a Co-op convenience store open from 8.00am to 10.00pm, a delicatessen with small cafe, two hairdressers and the Lord Nelson pub restaurant. There is a network of footpaths, bridleways and country lanes which connect to the beautiful surrounding countryside which is ideal for those who enjoy walking and cycling. Immediately adjacent to the end of Far Holme Lane is access to a large area of common land know as "The Holmes" used for grazing livestock in the spring and summer, and also has miles of footpath along the riverside which eventually connects to other local villages such as Carlton on Trent, High Marnham and North Muskham, with the latter two villages having riverside pub restaurants. Sutton on Trent has regular low floor bus services provided by Marshalls Coaches connecting to Newark, Retford and some of the villages in between.

This detached house was built circa 1985 and is constructed with brick cavity elevations under a tiled roof

covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALLWAY

7'10 x 5'10 (2.39m x 1.78m)

Composite double glazed front entrance door, uPVC double glazed window to side elevation, radiator, wood flooring, staircase leading to first floor.

### LOUNGE

13'7 x 12'9 (4.14m x 3.89m)



With uPVC double glazed window to front elevation, radiator, engineered wood flooring. There is a cast iron open grate period style fireplace and surround with slate hearth forming the focal point to the room. Picture rail, a set of half glazed wooden centre opening doors lead to the kitchen dining room.

## OPEN PLAN KITCHEN DINING ROOM

19'10 x 9' (6.05m x 2.74m)



Space for a dining table and a set of uPVC double glazed patio doors leading to the rear garden. Built-in storage cupboard below stairs, two radiators, uPVC double glazed window to rear elevation. A range of fitted Shaker design kitchen units comprise base cupboards and drawers with granite style working surfaces over, extending to breakfast bar. Splashback returns, inset stainless steel one and a half bowl sink and drainer, plumbing for automatic washing machine, wall cupboards, Rangemaster Kitchener 90 cooking range with LPG hob and electric ovens. Side entrance door, cupboard housing wall mounted oil fired central heating boiler.





## FIRST FLOOR

### LANDING

8'2 x 6'5 (2.49m x 1.96m)  
(Overall measurement including stairwell)

UPVC double glazed window to side elevation, built-in storage cupboard.

### BEDROOM ONE

12'9 x 8'9 (3.89m x 2.67m)



Radiator, uPVC double glazed window to front elevation. Fitted painted Oak wardrobes comprising two double wardrobes and a single wardrobe.

### BEDROOM TWO

9'11 x 9'1 (3.02m x 2.77m)



(Measurement excludes the door recess, radiator, uPVC double glazed window to rear elevation, fitted triple bay wardrobe, laminate flooring.

### BEDROOM THREE

7'10 x 9'2 narrowing to 6'1 (2.39m x 2.79m narrowing to 1.85m)



UPVC double glazed window to front elevation, built-in storage cupboard over the stairs, laminate floor.

### FAMILY BATHROOM

7'10 x 5'6 (2.39m x 1.68m)



With uPVC double glazed window to rear elevation, wall mounted chrome towel radiator. White suite comprises panelled bath with shower over, tiling to splashbacks, pedestal wash hand basin and low suite WC. Ceramic tiled flooring with electric underfloor heating, part tiled walls.

## OUTSIDE



This detached house is positioned in this quiet cul-de-sac with just four other properties just off Far Holme Lane, on the edge of the village. Trafalgar Square is a private unadopted road. The open plan front garden is laid to lawn and planted with mature trees and shrubs. A driveway with tarmac surface extends to the side of the house providing off-road parking for two vehicles and leading to the single garage.



The enclosed rear garden has mostly close boarded wood fences to the boundaries and is part walled along the rear boundary. The garden is mainly laid to lawn with sleeper

edged borders and well stocked flower beds. There is a raised patio terrace with decking connecting to the rear of the house. Trees including Fig, Pear and Cherry. A pleasant gravelled patio terrace is positioned to the rear corner of the garden with a wooden gazebo above and Grape Vine. A wooden gate gives access to the driveway. This pleasant and secluded garden provides a secure environment for children and pets, and is also great for alfresco entertaining.



### SINGLE GARAGE

A semi-detached brick built garage with tiled roof, up and over door to the front, personal door to the side accessing the rear garden.

### TENURE

The property is freehold.

### SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Sutton on Trent. The central heating system is oil fired with a wall mounted boiler located in the kitchen. Replacement uPVC double glazed windows were fitted in approximately 2017.

### AGENTS NOTE

Trafalgar Square is a private unadopted road serving five properties.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

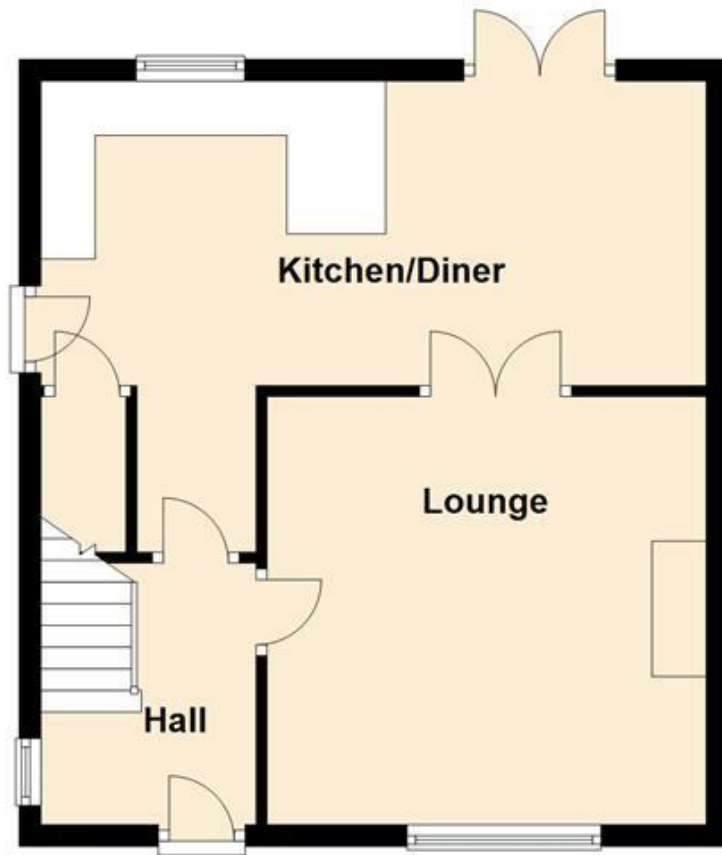
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

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

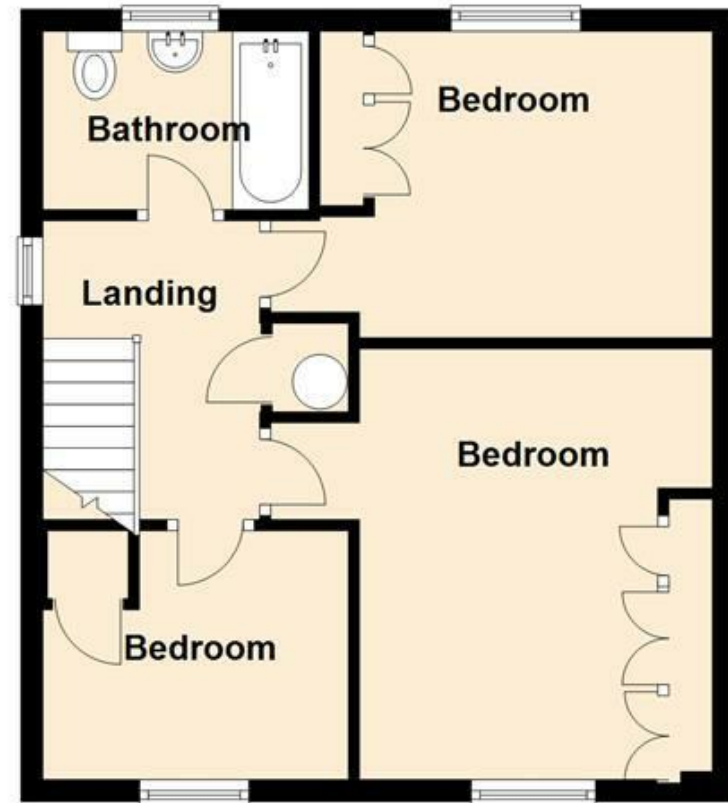
### Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



### First Floor

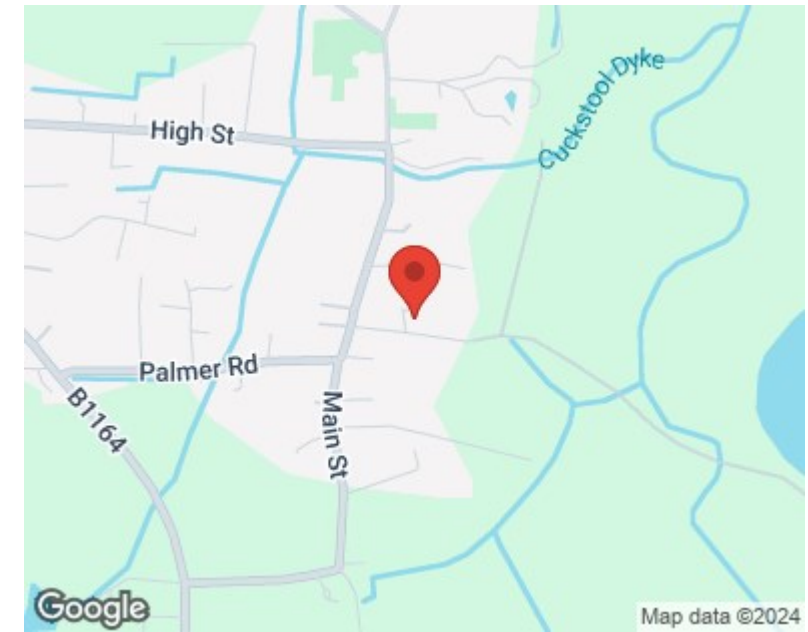
Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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