



The Lodge (Detached House), 43 Main
Street, Sutton On Trent, Nottinghamshire,
NG23 6PF

£375,000
Tel: 01636 611811

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

X DETACHED X extended Victorian Lodge providing 3/4 bedroomed accommodation, three reception rooms and a double garage. The accommodation is adaptable for the purposes of a four bedroomed house with ample home office space and a spacious open plan family living/dining kitchen. The extensions are constructed with a hipped roof design in keeping with the original property.

The ground floor accommodation provides a lounge with dual aspect, home office, kitchen with dining and sitting space, side entrance, home office or snug, lobby, bedroom four/sitting room and a bathroom. The first floor provides a landing, three bedrooms and separate WC. The property is well planned with ideal accommodation for a modern lifestyle. The property stands within the Sutton-on-Trent conservation area with an open aspect to the front and a secluded rear garden.

The village of Sutton On Trent is situated 8 miles north of Newark. There is an excellent range of amenities here including a cooperative store, primary school with a good Ofsted rating, family butchers, Doctors surgery, the Lord Nelson Inn and regular bus services to Newark and Tuxford. Access points to the A1 are within 2 miles, providing excellent north/south communications. Fast main line trains from Newark Northgate to London Kings Cross are capable of journey times in just over 75 minutes. There are rail services also from Newark to Nottingham and Lincoln, providing good commuter services. The village is steeped in character and history.

The property is substantially built with brick elevations under a tiled roof. The extension, built circa 1990, blends in well with the original structure. There is a field gate entrance and ample parking. The following accommodation is provided:-

GROUND FLOOR

ENTRANCE HALL

With ledged and braced entrance door. Staircase to the first floor and connecting door to the front room.

LOUNGE

16'8 x 16'1 (5.08m x 4.90m)



An extension built circa 1990 providing a pleasant dual aspect of the garden. Wood framed double glazed windows, ceiling spot lights and two night storage heaters. This room has Parquet flooring.

SNUG/HOME OFFICE

15'6 x 11'11 (4.72m x 3.63m)



South facing box sash window with secondary glazing, fireplace and chimney breast. Radiator.

HOME OFFICE

9'7 x 6'8 (2.92m x 2.03m)

Work surface, shelving, hatch to single storey roof space, outside door, sealed unit double glazing.

KITCHEN/DINING/LIVING SPACE

20'10 x 13'6 (6.35m x 4.11m)



Fireplace with brick surround, wood stove and stone hearth. Fitted wall cupboards, base cupboards and working surfaces incorporating a one and a half sink unit. Integrated electric oven & hob. Integrated dishwasher and fridge. South facing box bay window and centre opening French windows to the garden. Night storage heater.



SITTING ROOM/BEDROOM 4

13'10x12'1 (4.22mx3.68m)
(measured into the west facing bay window)

With wood framed double glazed windows and a pleasant dual aspect of the garden, parquet floor. Two Night storage heaters.



With uPVC double glazing. Beamed ceiling, stone fireplace and fitted wood burning stove. Radiator.

SIDE ENTRANCE

10'8 x 10' (3.25m x 3.05m)
Base cupboards, ceramic tiled floor, radiator, sealed unit double glazing, built in cupboard containing the Wall Star oil fired central heating boiler.

LOBBY

With plumbing for a washing machine, storage recess under the stairs.

BATHROOM



Conveniently located in the property for either the front room if that is used as a bedroom and stairs to the first floor bedroom accommodation. With bath, shower cubicle, low suite W.C, radiator, uPVC, timber framed window with uPVC double glazing.

FIRST FLOOR

Dog leg staircase leads to the first floor landing. Access to the roof space with loft ladder. Single glazed window and radiator.

BEDROOM ONE

12'4 x 12' (3.76m x 3.66m)



(Measured into the recess) With double wardrobe and space for potential for an en-suite. Box bay uPVC window, cupboard containing the hot water cylinder and immersion heater.

BEDROOM TWO

12' x 12' (3.66m x 3.66m)



A good sized double bedroom with UPVC window, pine dado rail and radiator.

BEDROOM THREE

10'10 x 6'5 (3.30m x 1.96m)

Vanity basin, uPVC window and radiator.

SEPARATE WC

With basin and low suite WC.

OUTSIDE

Integral to the main house is a garden store.

The property has a walled frontage, field gate entrance and tarmacadam driveway.

Paved surround to the rear lawned area. PVC oil storage tank.

DOUBLE GARAGE

18' x 18'4 (5.49m x 5.59m)



Constructed with brick elevations under a tiled roof, incorporating roof storage space. Two up and over doors, fluorescent light, double power point and personal door, The garage provides multi-purpose potential as a games room, fitness room, home office or annexe conversion subject to planning.

REAR COURTYARD AREA



Outside lighting and outside tap. The pleasant secluded garden contains an apple tree and a paved area.



SERVICES

Mains water, electricity and drainage are all connected to the property. Central heating is oil fired with panelled radiators (except to the single storey extension which has night storage heaters).

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 C under Newark & Sherwood District Council.



Total area: approx. 164.2 sq. metres (1767.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers