



May Cottage Pinfold Lane, Averham,  
Newark, NG23 5RD

**£595,000**  
Tel: 01636 611811

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A very well presented contemporary design detached family home well positioned on a plot with secluded gardens and situated in a sought after village location. The property offers living accommodation with the benefit of double glazed windows and an oil fired central heating system.

The living accommodation can be briefly described as follows: entrance hall, WC, family sitting room, open plan living and dining kitchen connecting to the contemporary style garden room with sliding doors connecting to the rear garden. Moving to the first floor there are four family sized double bedrooms, three en-suite shower rooms and a family bathroom. Outside the landscaped frontage has a driveway providing ample parking for two vehicles, and connecting to the integral single garage. The secluded south facing rear gardens are a particular feature and offer a patio terrace and a garden area laid to lawn with a pleasant open outlook.

The property has been very well modernised throughout with improvements by the current owners in recent years including refitted kitchen units and limestone floor tiles, replacement patio doors, new en-suite shower room to bedroom one and limestone floor tiles added to entrance hall and ground floor WC. Presented in excellent decorative order throughout and offering ideal living space for a family or couple, viewing is highly recommended.

Averham is a delightful village located just 3 miles from Newark and 5 miles from Southwell. The village falls within the catchment area for the Minster School, Southwell which is a Church of England Academy. Primary schooling can be found at nearby North Muskham, Caunton and Newark. Shopping facilities can be found at nearby Newark which include an M&S food hall and Morrisons, Aldi, Asda and Waitrose supermarkets. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times in the region of 1 hour 30 minutes.

May Cottage is situated within the Averham Village Conservation Area, constructed with brick elevations under a pantiled and slate roof covering. The living

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

## GROUND FLOOR

### ENTRANCE HALL

22' x 7'6 (6.71m x 2.29m)  
(plus 7'5 x 3'4)



Wooden front entrance floor with glazed fan light, double glazed window to side elevation, large format limestone floor tiles, radiator, storage box and window seat, staircase to first floor. Storage cupboard below the staircase.

### W.C.

With a continuation of the limestone floor tiles from the hallway, radiator, double glazed window to the front. Modern white suite with low suite WC and pedestal wash hand basin.

## FAMILY SITTING ROOM

15'6 x 11'5 (4.72m x 3.48m)



Aluminium framed double glazed bi-fold patio doors connecting to the patio terrace and rear garden, radiator, beamed ceiling.

## OPEN PLAN LIVING AND DINING KITCHEN

25'10 x 16'8 (7.87m x 5.08m)  
(narrowing to 12'6)



Attractive large format limestone floor tiles, two radiators, space for a dining table and a settee or comfortable chairs. Range of refitted matt white kitchen units comprising base cupboards with deep pan drawers and Quartz working

surfaces over, Belfast sink and a Swan Neck mixer tap, larder unit with pull out drawers, built in fridge freezer. Nexus Rangemaster with electric induction hob and electric ovens, built in NEFF dishwasher and Logic automatic washing machine. Radiator and double glazed window to front elevation, beamed ceiling, LED ceiling lights, wood framed double framed French doors connecting to the garden room.



### GARDEN ROOM

15'4 x 11'5 (4.67m x 3.48m)



Aluminium framed half gable with sliding doors connect to the patio terrace and rear garden, oak flooring with under

floor central heating, two double glazed windows to the side elevation. Mono-pitch full height ceiling with two Velux roof lights.



### FIRST FLOOR

#### LANDING

21'5 x 4'6 (6.53m x 1.37m)  
(narrowing to 3'5)

Built in airing cupboard housing hot water cylinder, conservation roof light, radiator, double glazed side window.

#### BEDROOM ONE

13'5 x 11'5 (4.09m x 3.48m)  
(plus 8'6 x 3'2)



Double glazed window to the rear elevation, radiator, built in single and double wardrobes.

### EN-SUITE SHOWER ROOM

7'11 x 4'10 (2.41m x 1.47m)



New in 2023, contemporary design white suite comprising low suite WC, wash hand basin with gloss white vanity unit beneath, double shower cubicle with glass screen and a double tray, wall mounted chrome hand shower and rain shower, Manrose extractor, LED ceiling lights, chrome towel radiator, Travertine style ceramic tiled floor and fully tiled walls.

### BEDROOM TWO

10'8 x 12'2 (3.25m x 3.71m)  
(narrowing to 10'2)



Double glazed window to rear elevation, radiator, built in double wardrobe.

### EN-SUITE SHOWER ROOM

5'5 x 5'6 (1.65m x 1.68m)

Fitted with a white suite comprising low suite WC and pedestal wash hand basin, corner shower enclosure with glass sliding screen doors, tiled walls and a wall mounted shower, conservation wall light, wall mounted chrome towel radiator. Ceramic tiled floor, part tiled walls, LED ceiling lights, extractor.

### BEDROOM THREE

13'9 x 9'6 (4.19m x 2.90m)  
(narrowing to 7'6 at wardrobes)



Built in double wardrobe, radiator, double glazed window to front elevation.

### EN-SUITE SHOWER ROOM

9'5 x 4' (2.87m x 1.22m)



Fitted with a white suite comprising pedestal wash hand basin and low suite WC. Corner shower enclosure with glass screen and tiled walls, wall mounted shower. Ceramic floor tiling, part tiled walls, conservation roof light, Manrose extractor fan, LED ceiling lights. Wall mounted heated chrome towel radiator.

### BEDROOM FOUR

9'5 x 9'2 (2.87m x 2.79m)



With built in double wardrobe, double glazed window to rear elevation, radiator.

### FAMILY BATHROOM

6'2 x 5'5 (1.88m x 1.65m)



With a white suite comprising P-shaped bath with glass shower screen, wall mounted shower, low suite WC and pedestal wash hand basin, ceramic tiled floor, fully tiled walls, wall mounted chrome towel radiator. Halogen downlights, Manrose extractor fan.

## INTEGRAL SINGLE GARAGE

19'1 x 9'5 (5.82m x 2.87m)



Centre opening wooden entrance doors to the front, wooden personal door giving access to the rear garden. Power and light connected, Wall Star oil fired central heating boiler.

## OUTSIDE



Access is via shared private drive leading to the frontage where there is a block paved driveway, with EV charger, and parking for two cars, also giving access to the garage. There is a gravelled forecourt and paved pathway leading to the front door with privet hedge to the front and side

boundary. There is a brick built boundary wall along the west side.



## SERVICES

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired.

## AGENTS NOTE

Access to the frontage is via a shared private drive. The property is situated within the Averham Village Conservation Area.

## TENURE

The property is freehold.

## 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 E.

### Ground Floor

Approx. 88.8 sq. metres (955.4 sq. feet)



Total area: approx. 173.0 sq. metres (1862.4 sq. feet)

### First Floor

Approx. 84.3 sq. metres (907.0 sq. feet)





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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 |                         |           |
|   | 70                      | 78        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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