



2 The Cottage Fosse Road, Brough, Newark,  
NG23 7QE

**£250,000**  
Tel: 01636 611811

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



A semi-detached three bedroomed house with a delightful garden extending to 756 sqm (0.187 acre) or thereabouts. The property stands with a substantial frontage within this pleasant small settlement and rural area. Newark town centre is within 3 miles.

A semi-detached three bedroomed house with a delightful garden extending to 756 sqm (0.187 acre) or thereabouts. The property stands with a substantial frontage within this pleasant small settlement and rural area. Newark town centre is within 3 miles.

The spacious family sized accommodation provides a lounge, 18 ft dining kitchen, utility room and separate downstairs WC. The first floor provides three bedrooms and a family bathroom. The property has oil fired central heating, uPVC double glazed windows and a new septic tank has been recently installed to present day standards.

The garden is a particular feature of the property containing various shrubs and established trees. There is considerable privacy and seclusion,

The small settlement of Brough is most conveniently located for the A46 trunk road and the A1 at the Winthorpe Intersection. Newark on Trent provides a wide range of facilities with shops, supermarkets and leisure facilities. Newark is on the main East Coast railway line with trains to London and Edinburgh. Journey times from Newark Northgate to London King's Cross are just over 75 minutes.

The property is constructed with cavity brick walls under an interlocking tiled roof. The following accommodation is provided:

## GROUND FLOOR

### FRONT PORCH

### ENTRANCE HALL

With staircase.

### LOUNGE

12'6 x 11'5 (3.81m x 3.48m)

Tiled fireplace surround, radiator.



### DINING KITCHEN

18' x 10'3 (5.49m x 3.12m)

Wall cupboards, base units, working surfaces incorporating a stainless steel one and a half sink unit. Double radiator and built in pantry cupboard.



### UTILITY ROOM

10'5 x 6'3 (3.18m x 1.91m)

Quarry tiled floor, plumbing for a washing machine. UPVC rear entrance door, understairs cupboard.



### SEPARATE WC

With close coupled WC.

### FIRST FLOOR

### LANDING

With built in cupboard.

### BEDROOM ONE

12'4 x 10'6 (3.76m x 3.20m)

Open views to the front of the property, radiator.



### BEDROOM TWO

12'4 x 9'10 (3.76m x 3.00m)

With radiator.



### BATHROOM

9'2 x 5'6 (2.79m x 1.68m)

White suite comprising bath with shower over, basin and low suite WC. Radiator.



Delightful gardens containing a lawned area, various shrubs and trees.



### BEDROOM THREE

9'2 x 7'3 (2.79m x 2.21m)

With radiator.



### OUTSIDE

A detached single garage constructed with rendered elevations under a flat roof. Attached dog kennel. Garden shed.







### **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**

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



### **INTEGRAL BOILER ROOM**

Containing the oil fired central heating. PVC oil storage tank.

### **SERVICES**

Mains water and electricity are all connected to the property. Drainage is by a new recently installed septic bank.

### **TENURE**

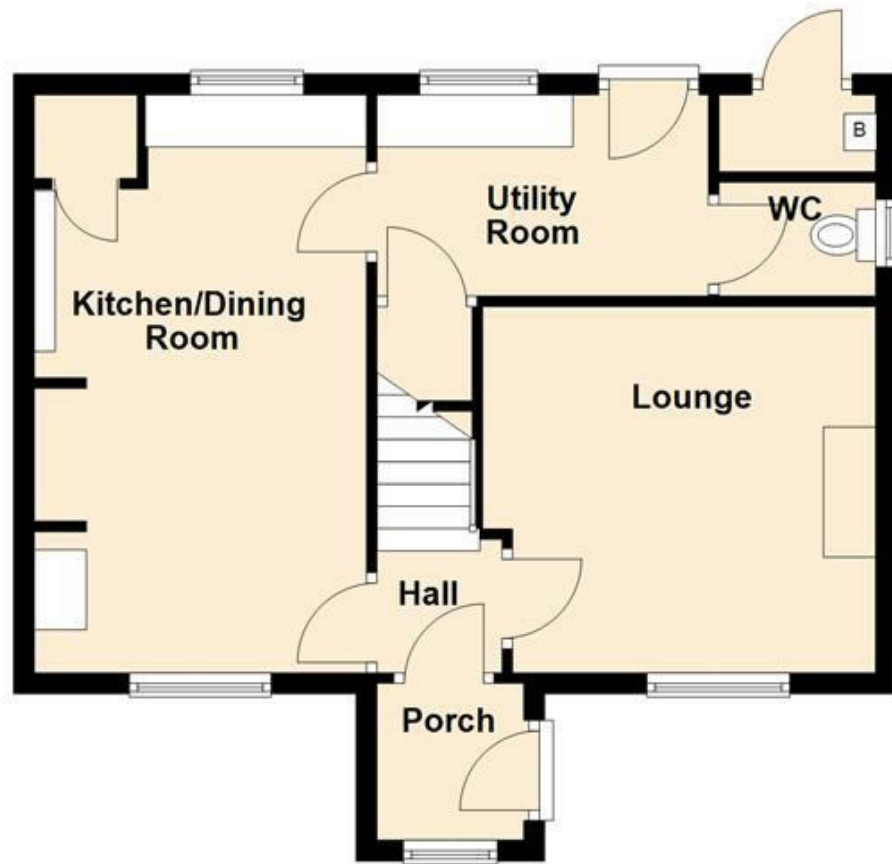
The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 sq. feet)

### First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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](mailto:newark@richardwatkinson.co.uk)



**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers