



1 Cauntton Lodge Cottage Ollerton Road,
Cauntton, Newark, Nottinghamshire, NG23
6AU

£220,000
Tel: 01636 611811

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

*** GUIDE PRICE £220,000 - £230,000 *** An extended three bedroomed semi-detached house with a rural location, far reaching views and plot extending to 0.2 acre or thereabouts. The property is surrounded by farmland and open countryside. There is frontage to the A616 Ollerton Road and a good access to the property. A new joint septic tank serving Nos 1 and 2 Caunton Lodge Cottages has recently been installed and also a new water main. The property has post and rail fencing to the field side boundaries.

Circa 1900 with brick elevations under a slated roof, the extension was built approximately 20 years ago.

The accommodation comprises, on the ground floor, canopy porch, front entrance lobby, lounge, sitting room, pantry and kitchen. The first floor provides a landing, three bedrooms and the family bathroom. Central heating is all electric and the property has double glazed windows. Externally domestic outbuildings including a WC and outhouse.

The property is situated approximately 1 mile west of Caunton village. Local amenities include the Dean Hole C of E Primary School and the Plough Inn. The location is ideal for commuting to Southwell, Mansfield and Nottingham. Newark on Trent provides an excellent range of amenities including a retail park, town centre shopping, railway services to London King's Cross, Edinburgh, Nottingham and Lincoln. Journey times from Newark Northgate to London King's Cross are usually just over 75 minutes.

The following accommodation is provided:

GROUND FLOOR

CANOPY PORCH

Front entrance lobby and front door.

LOUNGE

15'8 x 9'5 (4.78m x 2.87m)



Fireplace with tiled surround, night storage heater, south facing window.

SITTING ROOM

14'7 x 11'11 (4.45m x 3.63m)



With log stove and stone hearth, fitted glass fronted cabinet and shelving. Night storage heater. Opening to the kitchen and door to the pantry.

PANTRY

9' x 3'4 (2.74m x 1.02m)

With shelving, plumbing for a washing machine.

KITCHEN

16'10 x 8'4 (5.13m x 2.54m)



Wall units, base units, working surfaces incorporating a stainless steel sink unit and mixer taps. Integrated electric hob and oven. Tiled floor, Velux roof light, uPVC rear entrance door. Electric night storage heater and fluorescent lights.



FIRST FLOOR

STAIRCASE

With electrical RCD box.

LANDING

With uPVC window in the stairwell area.

BEDROOM ONE

12'6 x 10'2 (3.81m x 3.10m)



Hob type fireplace, night storage heater.

BEDROOM TWO

10'8 x 8'9 (3.25m x 2.67m)



Night storage heater.

BEDROOM THREE

9'6 x 9' (2.90m x 2.74m)



With hob type fireplace and night storage heater.

BATHROOM

8'5 x 6'1 (2.57m x 1.85m)



White suite comprising bath, basin and low suite WC. Dimplex electric fan heater. Built in cupboard containing the hot water cylinder with immersion heater. There is an electric shower over the bath.

OUTSIDE



Domestic outbuildings comprising:

WC

With wash hand basin (cold tap only).

ADJOINING OUTHOUSE



The property stands on a substantial frontage with vehicular access and ample parking space. The grounds are uncultivated whilst providing potential for pleasant amenity space.

SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank installed 2025 and shared with No 2 Caunton Lodge Cottage. The septic tank is situated in the grounds of No 2 Caunton Lodge Cottage. A drainage easement is reserved for the benefit of the property. There shall be joint maintenance provisions. A new mains water supply has been installed to the property.

POSSESSION

Vacant possession will be given on completion.

TENURE

The property is freehold.

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.

COUNCIL TAX

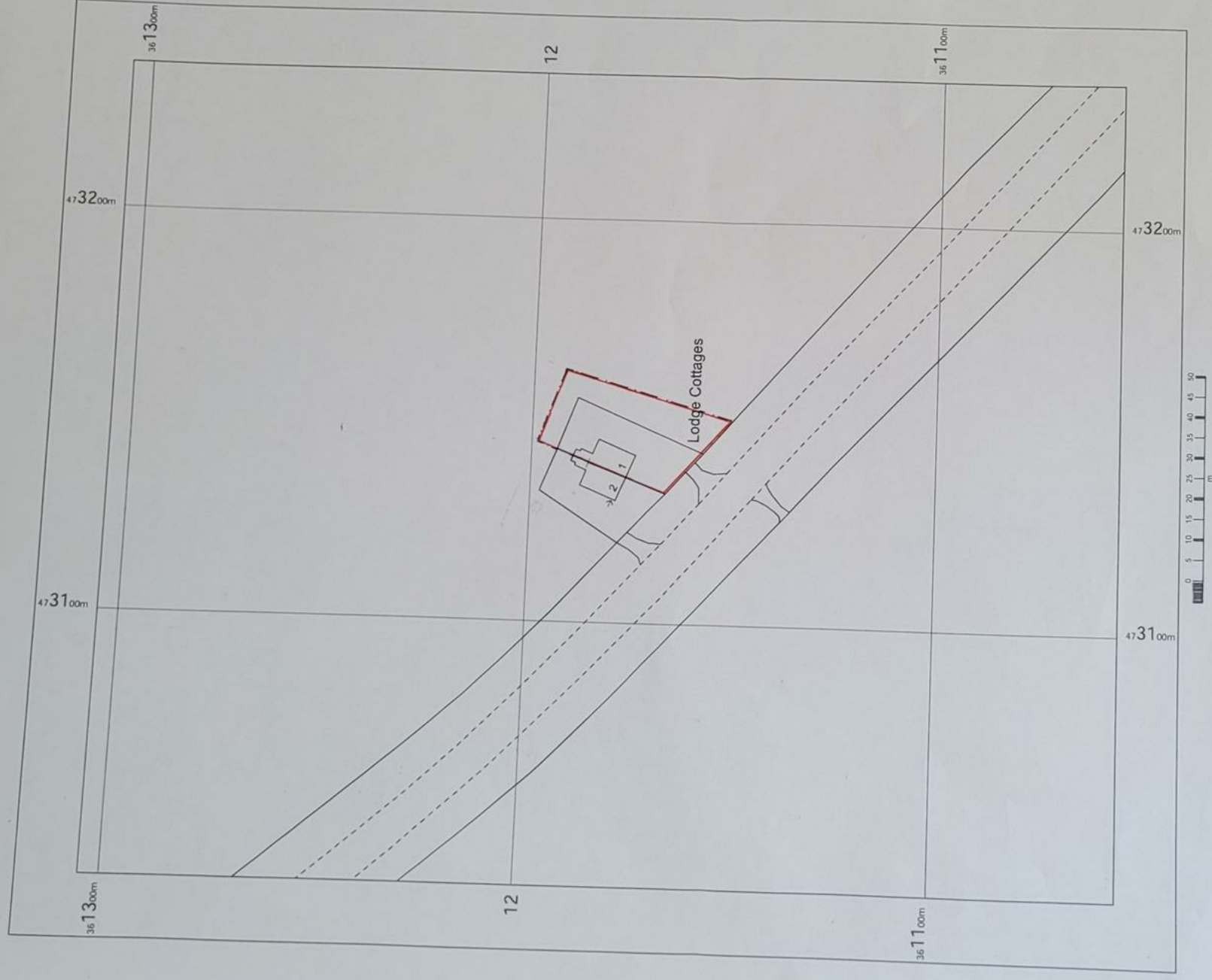
The property comes under Newark and Sherwood District Council Tax Band A.

PLAN

A plan is attached to these particulars for identification purposes.

DISCLOSURE

Solar panels are proposed subject to planning on farmland to the north.

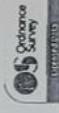


2 Cauntun Lodge Cottage
Ollerton Road
Cauntun
Newark
NG23 6AU

OS MasterMap 1250/2500/10000 scale
Thursday, January 30, 2025, ID: IEW-01204767
maps.johnnewright.com

1:1250 scale print at A4, Centre: 473137 E, 361180 N

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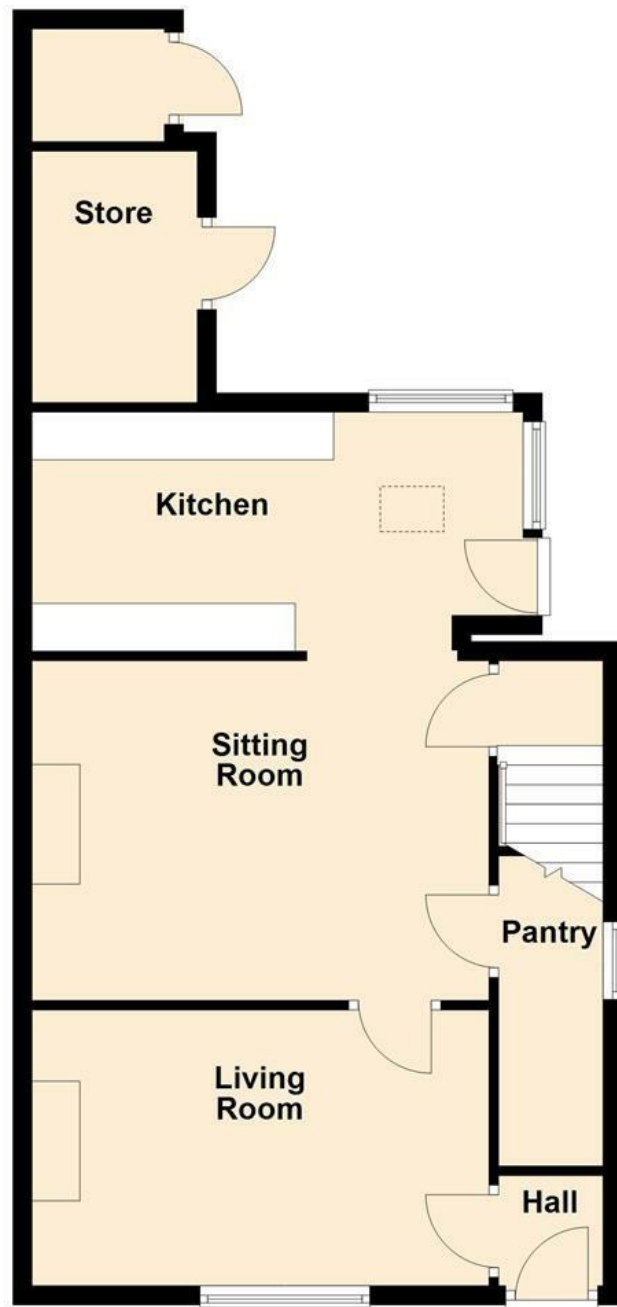


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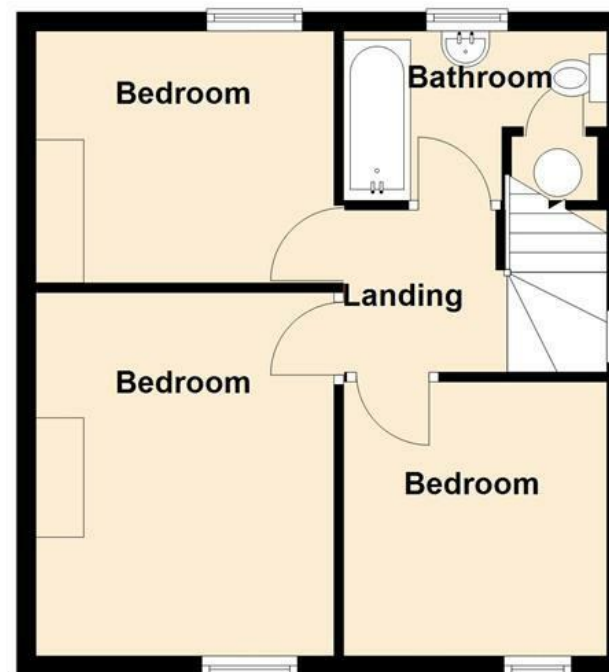
Ground Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



First Floor

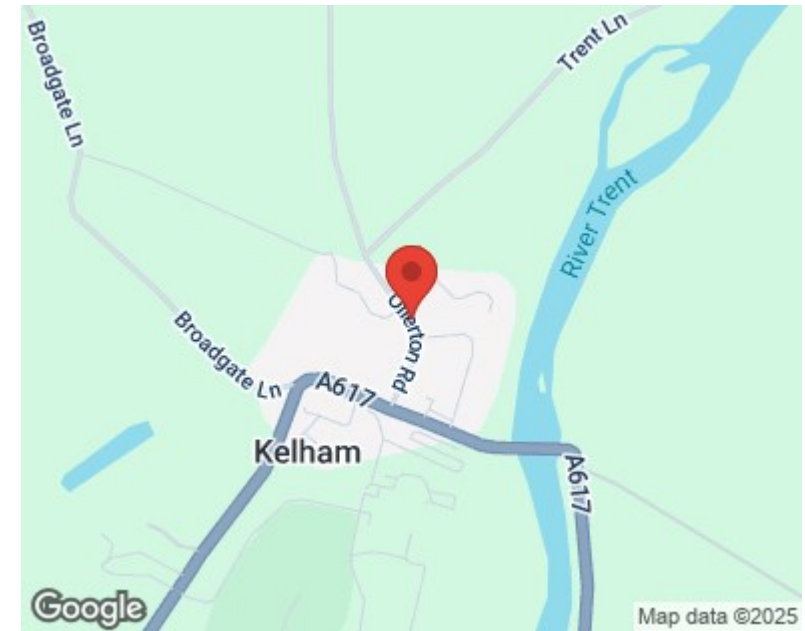
Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 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	46	
(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



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