



**Walnut Cottage Toad Lane, Laxton, NG22
0NZ**

£450,000
Tel: 01636 611 811

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

Walnut Cottage comprises an individually built and recently extended detached three bedroom bungalow featuring air sourced heating and exceptionally high quality fittings. The property stands on the outskirts of Laxton village, a conservation area and there are far reaching views over rolling countryside.

The accommodation is well planned, practical, light and airy. The lounge with bi-fold doors has a southerly aspect and open views. The kitchen is well appointed and the appliances are unused. There is an inner hall, three bedrooms and a nicely appointed bathroom with shower. The property has an integral single garage and the plot has substantial walled boundaries providing privacy and seclusion.

Laxton is unique among the villages of England today in that here, and only here, has the open field system of farming survived unchanged since the days before the Norman conquest. The village with gently rising ground, streets and lanes is largely undeveloped with Thoresby Estates owning many of the farms. St Michael's Church is the central feature of the village and The Dovecote Inn is a very popular pub with excellent food.

The Motte and Bailey Castle is said to be the best preserved in the country. Notwithstanding the character of the village it is well situated for commuting to Newark, Mansfield, Southwell and Nottingham. Access points to the A1 north and south are within a couple of miles. There are good amenities available in the market town of Tuxford just two miles away and here there is excellent Tuxford Academy secondary school. There are also good primary schools available in the surrounding villages of Kneesall, Norwell and Caunton.

The village is approached by country lanes and there are miles of local walks.

Constructed with traditional red brick elevations under a pantile roof the property was extended just over three years ago. A new air sourced heating system was installed and there quality floor finishes throughout.

The following accommodation is provided:

ENTRANCE

Glazed entrance doors to the dining kitchen

DINING KITCHEN

14'8 x 12'8 (4.47m x 3.86m)
(plus 7'7 x 7'9)



Light grey finished units with solid wood working surfaces incorporating a twin Belfast sink. Appliances include a fridge freezer, dishwasher, oven, hob and a microwave. There is a useful tall storage cupboard, LED lighting and ample space for a dining table.



LOUNGE

22'2 x 14'8 (6.76m x 4.47m)



South facing bi-fold doors with views and a window in the east elevation. Two radiators, wood effect floor finish.



BEDROOM ONE
14' x 10'9 (4.27m x 3.28m)



Two built in double wardrobes, shutter window blinds, radiator.

BEDROOM TWO
15'2 x 9'10 (4.62m x 3.00m)



Two double built in wardrobes, shutter window blinds, radiator and connecting door to the television room.

BEDROOM THREE/TELEVISION ROOM
15'9 x 8' (4.80m x 2.44m)



Cupboards and provision for a flat television screen, radiator and shutter window.



SHOWER ROOM

8'2 x 6'6 (2.49m x 1.98m)



Low suite WC, pedestal basin with vanity unit beneath. Shower screen, rain and hand shower. Radiator and panelled walls, LED lighting.

INTEGRAL GARAGE

17'9 x 8'7 (5.41m x 2.62m)

Vaillant hot water tank system, personal door and electric roller shutter door.

OUTSIDE

External Vaillant air sourced heating boiler.

The property stands with a front retaining wall, gravelled driveway and a pleasant lawned area. There are walled side and rear boundaries. Path to the rear of the house and gravelled area with garden shed.

SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a private system.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

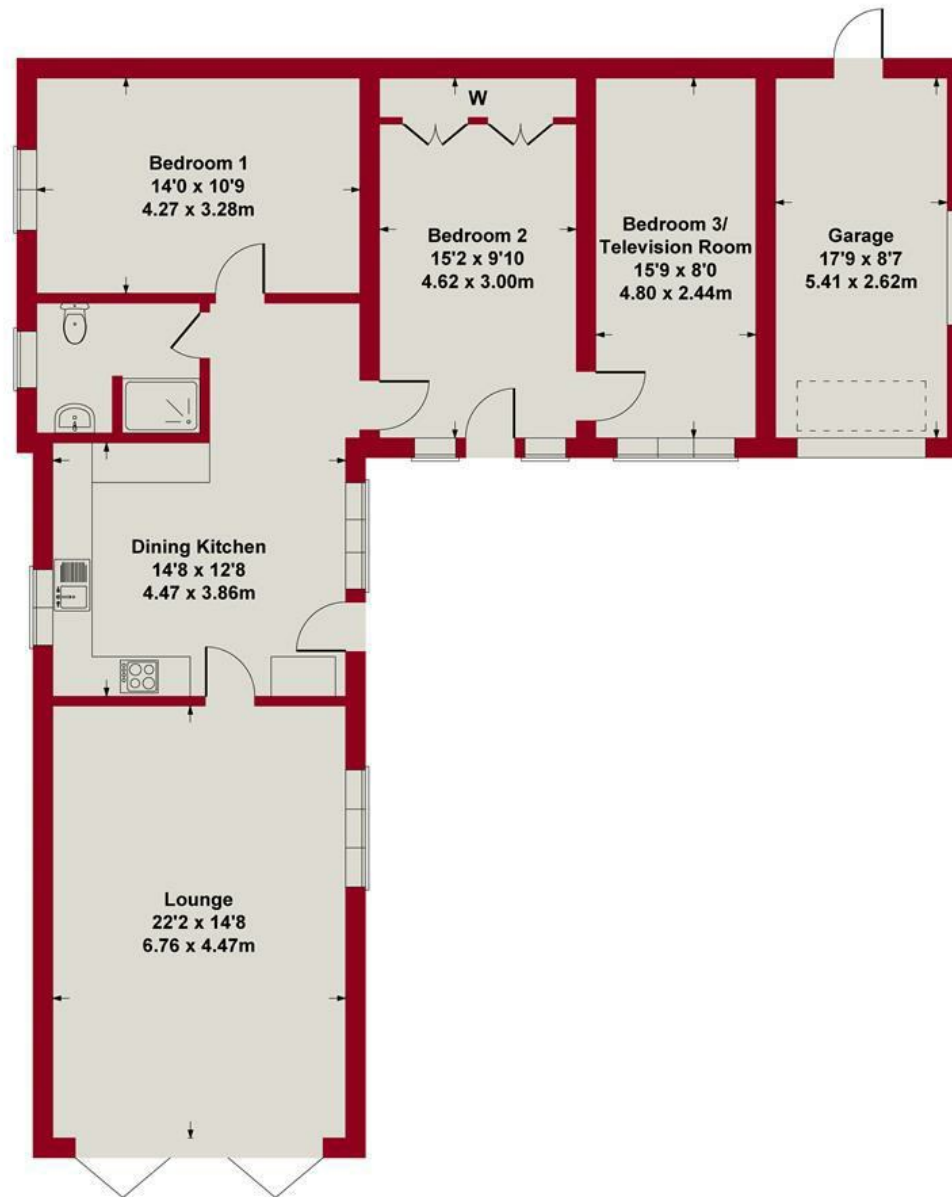
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(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 611 811



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