



**6 Mill Lane, Cropwell Bishop, Nottingham,
NG12 3BT**

Or Nearest Offer £225,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Delightful Semi-Detached Cottage
- Well-Appointed Accommodation
- Beamed Lounge
- Traditional Ground Floor Shower Room
- Driveway To The Front
- No Chain
- Filled With Character
- Dining Kitchen
- 2 Bedrooms
- Large Rear Garden

An exciting opportunity to purchase a delightful brick and pantile semi-detached cottage, set back from the road towards the end of this quiet lane and offered for sale with the advantage of 'no chain'.

The property is in good decorative order whilst still offering scope for light refurbishment and has been extended across the rear to now offer approximately 750 square feet of accommodation which includes a lovely lounge with beamed ceilings and a decorative period fireplace, a dining kitchen with access onto the rear garden and a ground floor shower room with traditional suite. To the 1st floor are 2 bedrooms whilst outside the property occupies a surprisingly large plot with driveway parking to the front and a larger than average garden to the rear. The rear garden is a particular feature of the property and includes 2 useful outbuildings for storage as well as a brick-built summerhouse with power and offering potential conversion to a garden office or similar.

Must View

ACCOMMODATION

A panelled entrance door leads into the lounge.

LOUNGE

A delightful reception room with a beamed ceiling, two central heating radiators, a double glazed multi-paned window to the front aspect and a feature period fireplace with attractive cast iron surround and decorative tiled slips. A pine-stabled door leads into the dining kitchen.

DINING KITCHEN

An L shaped dining kitchen, extended to the rear and fitted with a range of oak fronted base and wall cabinets with laminate worktops, tiled splashbacks, an inset single drainer one and a half bowl sink with swan neck mixer tap and space for appliances including an electric cooker point and plumbing for a washing machine. There is a uPVC double glazed door and window to the rear aspect, a central heating radiator, beams to the ceiling, space for a dining table and chairs and a floor to ceiling cupboard housing the Baxi combination boiler.

REAR HALLWAY

With stairs rising to the first floor and a door into the ground floor shower room.

GROUND FLOOR SHOWER ROOM

Fitted with a traditional suite including a low level toilet, a bidet with mixer tap, a corner

vanity wash basin with hot and cold taps and storage below and a quadrant style shower cubicle with a glazed door and mains fed rainfall shower. There is tiling and mermaid boarding for splashbacks, a towel radiator and a uPVC double glazed obscured window to the rear aspect.

FIRST FLOOR LANDING

With a small access hatch to the roof space.

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM TWO

With a central heating radiator, a uPVC double glazed window to the rear aspect and fitted bedroom storage.

DRIVEWAY PARKING

There is a driveway to the front of the property providing parking for two/three cars.

GARDENS

The property occupies a surprisingly large plot, the majority of which is sat to the rear, a double plot, enclosed with a combination of walling, hedging and timber fencing. There are shaped lawned areas, an ornamental pond, paved patio seating and a range of brick and pantiled garden outbuildings including 2 useful storage outhouses and a brick-built summerhouse with power. This summerhouse may offer the potential for conversion into a garden office or similar, subject to all necessary consents and assuming no restrictive covenants.

CROPWELL BISHOP

Cropwell Bishop is an established village with a thriving community and well equipped with local amenities including primary school, local shops including late night Co-Op, modern health centre and church. It is conveniently located for commuting via the A46 and A52 to the cities of Nottingham and Leicester. Further amenities can be found in the nearby market town of Bingham approx 4 miles from the village.

COUNCIL TAX

The property is registered as council tax band B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the

individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

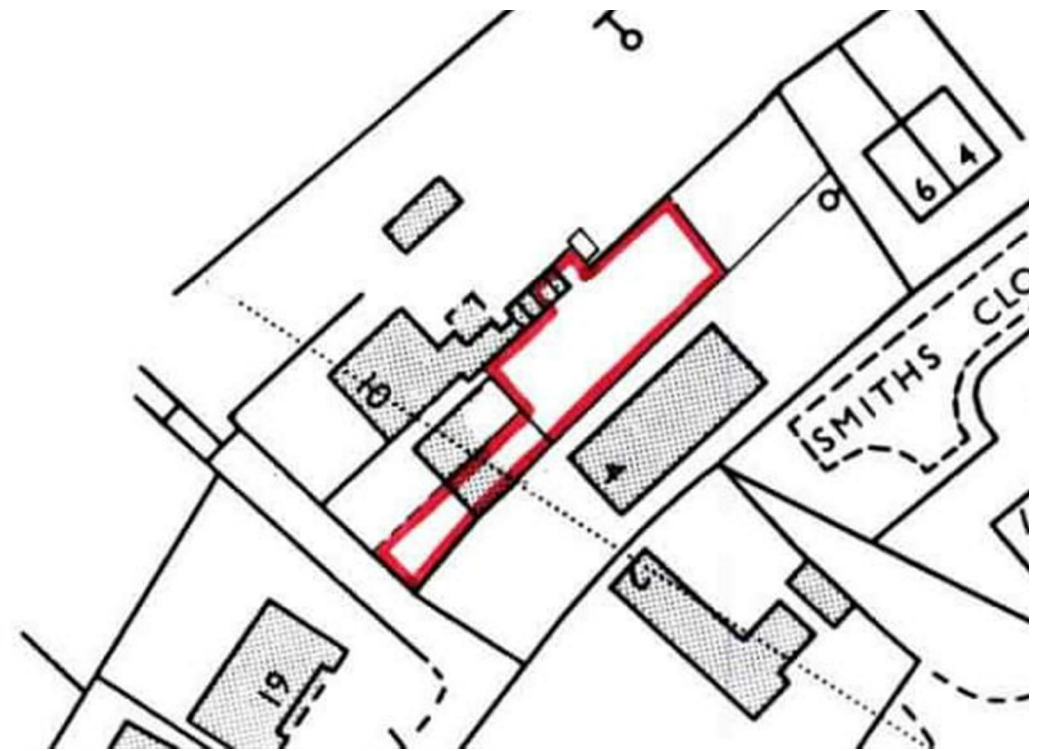
<https://reports.ofsted.gov.uk/>

Planning applications:-

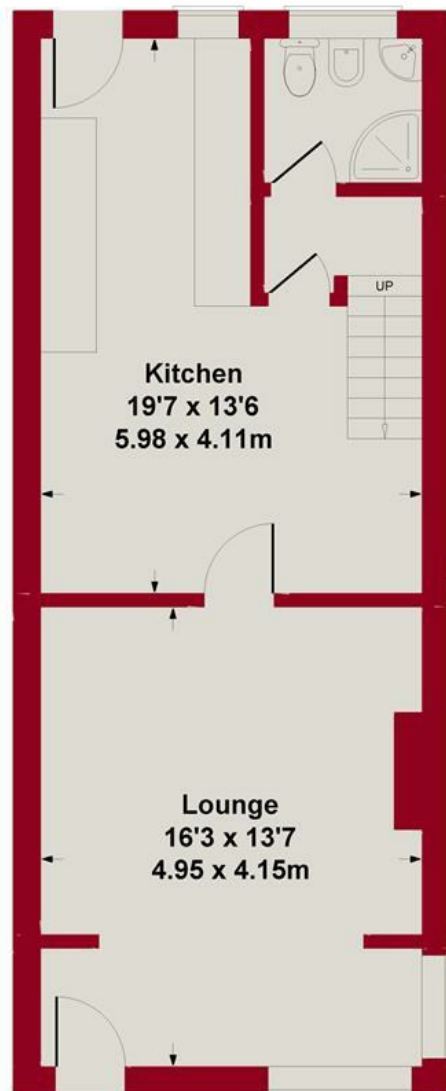
<https://www.gov.uk/search-register-planning-decisions>



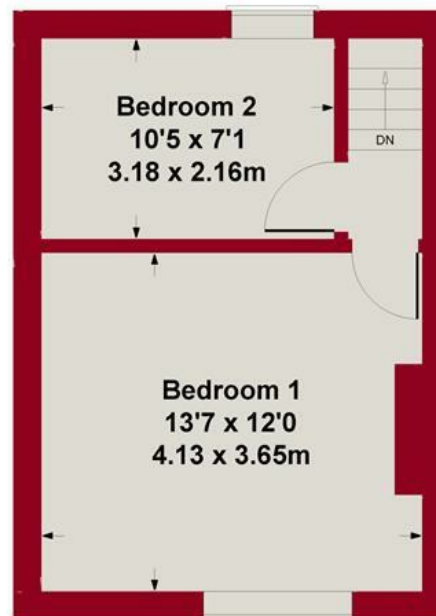




**Approximate Gross Internal Area
753 sq ft - 70 sq m**



GROUND FLOOR

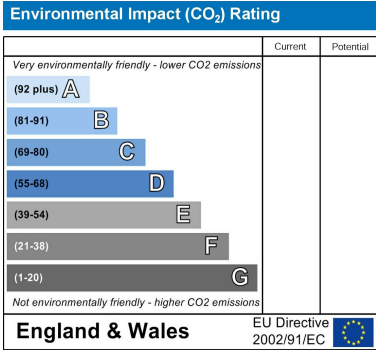
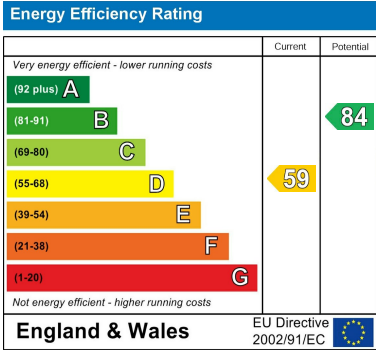


FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 0115 9336666



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