



65 High Street
Newton on Trent, Lincoln. LN1 2JP

BELL





65 High Street Newton on Trent

This is a marvellous, intriguing and delightful three-bedroom semi-detached period cottage, possibly dating from the mid-18th century in part, exhibiting some considerable charm and character with a very good range of well-balanced family accommodation to enjoy. There are high featured vaulted ceiling levels, exposed roof timbers and ceiling beams, attractive fireplaces and yet more.

The property nestles discreetly in the heart of the small village of Newton on Trent.

ACCOMMODATION

Front Entrance Lobby having attractive uPVC panelled main entrance door with double glazed bullseye light panel, staircase up to first floor front landing.

Good Sized Dining Room having an attractive village outlook over the High Street to the east; substantial exposed ceiling beams and joists, large brick feature chimney breast with solid wood mantle and quarry tiled hearth (potentially suitable for a wood-burning stove to be inset) shelved alcove to one side of chimney breast, oak style laminate flooring, wall light fittings and radiator. Glazed pine panelled door through to sitting room and cottage style pine panelled door through to:

Home Office with attractive feature coloured leaded light window casement, fitted desktop study area with cupboard space below, further work surface fitted to one side with cupboards beneath and shelving above, oak style laminate floor covering, radiator and inset ceiling spotlight fittings.

Large Feature Sitting Room having a northerly outlook over the lane entrance from the High Street; attractive brick feature chimney breast with wood burning stove inset on a quarry tiled hearth, substantial exposed ceiling beams and joists, Access to large concealed under stairs storage cupboard with quarry tiled floor and light fitting, built-in cupboard space to one side of chimney breast containing the slimline hot water cylinder with





immersion heater; radiator and feature spotlight fittings. Pine featured staircase up to first floor, glazed panelled pine doors through to breakfast kitchen and to:

Rear Entrance Lobby with uPVC double glazed rear entrance door and exposed ceiling joist.

A delightful Breakfast Dining Kitchen having an eye catching feature, high vaulted ceiling level with very substantial Velux roof windows and exposed roof timbers, painted brick featuring to the period old oven/washhouse chimney breast to one end of the room. A good range of fitted base, drawer and wall units with wooden work surfaces, single drainer stainless steel one and a half bowl sink unit inset with space for a washing machine beneath. The work surface extends around the adjoining wall with cupboard space, room for a dishwasher beneath, a built-in oven/grill with cupboard space above and beneath. There is an eye catching a central island with work surface, ceramic style hob inset, tier of three drawers beneath, a breakfast bar area set on one side with a kicker board heater. A further area of work surface is set to one side of the chimney breast with cupboard space beneath, bookshelves above, side cupboard and room to one corner for an upright fridge/freezer as required. Splash backs to all work surface areas, quarry tiled floor, attractive feature open brick painted walls, radiator, ceiling spotlight fittings and extractor vent. uPVC double glazed French doors providing access to the driveway area.

First Floor

Front Landing with exposed ceiling joists, pine cottage style panelled doors to bedroom 2 and staircase up to second floor.

Main Landing with access to roof space, radiator and ceiling spotlight fittings. Attractive pine panelled doors to adjoining accommodation.

Bedroom 2 having a very pleasant westerly outlook across High Street into the village; substantial exposed ceiling beams and joists, open brick feature chimney breast with a brick paved hearth, door to the good size clothes closet and radiator.

Family Bathroom having a very appealing contemporary appointment comprising of panelled bath, corner shower cubicle with Mira shower fitting and accompanying full height wall tiling, wash hand basin with toiletry space below and low-level WC with concealed cistern. Tiling to all walls to at least dado rail height, ladder back style radiator/towel rail, wall mounted toiletry cupboard and inset ceiling spotlight fittings.





Master Bedroom with an outlook over the driveway entrance to the property and across neighbouring village homes; chimney breast with period wrought iron moulded fireplace inset, radiator and inset ceiling spotlight fittings.

Second Floor

Bedroom 3 a northerly outlook in part up the High Street; large feature principal bedroom with high vaulted ceiling level, exposed substantial roof timbers from ridge to eaves, exposed brick featuring to walls in part, radiator and feature spotlight fittings. Cottage style panelled door to:

En-suite Washroom with sloping ceiling level, exposed substantial roof timbers and exposed feature brickwork at eaves; small wash hand basin with toiletry cabinet below, low level WC, wall tiling in part, tiled floor and extractor vent.

OUTSIDE

This charming cottage stands gable end on to the High Street in the heart of the village, with access to the rear across an unadopted lane which also serves a number of other neighbouring homes. Set along the northern elevation of the house, there is a very pleasant area of garden border containing an attractive range of shrubs and flowering plants, including climbing hydrangea to box, heather, holly, and yet more. A further small area of garden border is set to the eastern gable end of the cottage. The property benefits from vehicular access across the gravel drive **owned by the neighbouring cottage to the south**, to its own good-sized concrete sectional **Garage** with up and over door, fitted shelving, fluorescent lighting strip and power points. There are outside light fittings and a cold-water tap.

THE AREA

Newton on Trent is an attractive village with a good community, its own respected primary school and post office village store. The historic City of Lincoln (9 miles) lies to the east with its excellent range of shopping and social facilities and Lincoln University set around the Brayford Pool Marina in the city centre is just 9 miles away. To the west is the nearby Dunholme Toll Bridge over the River Trent, which provides for quick and easy access to the A1 at Markham Moor (7 miles) and the popular Town of Retford (12 miles). To the north is the town of Gainsborough (11 miles) located on the River Trent with its very popular Marshalls Yard shopping area and its renowned Grammar School. To the south at Newark (12 miles) there is access to the A1 and Newark Northgate Railway Station with its high-speed rail link to London King's Cross.







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Approximate Gross Internal Area
Ground Floor = 73.3 sq m / 789 sq ft
First Floor = 52.4 sq m / 564 sq ft
Second Floor = 20.6 sq m / 222 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 161.1 sq m / 1734 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

West Lindsey District Council – Tax band: B ENERGY PERFORMANCE RATING: tbc Electric central heating system.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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