



The Cottage, Back Lane,  
Westborough, Newark. NG23 5HH



**£330,000**

- Semi Detached Period Cottage
- Delightful Village Location
- 1 Acre Gardens & Paddock
- Living Room with open fire
- Boot Room
- Kitchen & Boiler Room
- Bathroom/WC
- Two Bedrooms
- Garage & Stables
- Freehold – Energy Rating E



Properties of this type and characteristics are increasingly difficult to find. A semi detached period brick and pantile cottage in a delightful village position and standing in gardens and paddock of approximately ONE ACRE. The property offers comfortable two bedroomed accommodation with some scope for improvement and room to extend should additional living space be desired. There is adequate parking for a number of vehicles and the grass paddock to the rear allows the possibility of either livestock or a grow your own enterprise. All in all this is a rare opportunity to create an enviable home of considerable character. Vacant possession and NO ONWARD CHAIN.

## ACCOMMODATION

### HALL/BOOT ROOM

1.79m x 3.49m (5'11" x 11'6")

With wooden stable door, two uPVC double glazed window to the rear elevation, tiled floor and radiator. A half glazed door leads to the dining room.

### DINING ROOM

3.66m x 3.83m (12'0" x 12'6") maximum, 'L' shaped

Having a wide uPVC double glazed picture window to the side elevation and further uPVC double glazed window to the front, tiled floor and radiator.





## BATHROOM

1.32m x 2.60m (4'4" x 8'6")

Containing a white suite comprising panelled bath with power shower and glazed screen over, pedestal wash handbasin and low level WC., tiled walls, heated towel rail, fitted cabinet and mirror and uPVC obscure double glazed window to the rear elevation.

## KITCHEN

1.95m x 4.29m (6'5" x 14'1")

Having uPVC double glazed window to the front elevation and fitted with a range of walnut style units comprising base cupboards and drawers with work surfaces over and a wall cupboard, work surface with inset one and a half bowl stainless steel sink with mixer tap, slot-in Rangemaster cooker with ceramic hob, tiled floor, half tiled walls, radiator, beamed ceiling and under stairs shelved pantry area and electrical consumer unit. A staircase leads off from the kitchen to the first floor, there is an inner window to the rear and central heating thermostat.

## LIVING ROOM

4.00m x 4.39m (13'1" x 14'5")

With uPVC double glazed window to the front elevation, radiator, beamed ceiling and brick open fireplace with wooden mantel and quarry tiled hearth.

## BOILER ROOM

1.37m x 2.56m (4'6" x 8'5")

Containing a Firebird Enviromax floor mounted oil fired boiler and having tiled floor, space and plumbing for washing machine and uPVC double glazed window to the rear elevation.

## FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation.

## BEDROOM 1

3.99m x 4.42m (13'1" x 14'6")

Having uPVC double glazed window to the front and rear elevation and radiator, loft hatch to roof space and built-in double wardrobe cupboard.

## BEDROOM 2

1.96m x 4.31m (6'5" x 14'1")

With uPVC double glazed window to the front and rear elevation, radiator and built-in airing cupboard containing insulated hot water cylinder with electric immersion heater and cold water tanks.

## OUTSIDE

The cottage stands in a secluded village position with double wooden gates opening to an extensive driveway and leading to the garage and stables at the rear.

The front garden is enclosed by a conifer hedge and laid to lawn. There is a Yew tree and mature apple tree. The rear garden is laid generally to lawn with flower borders and oil storage tank. There is also a brick and pantile outbuilding. There is a generous parking area for a number of vehicles and a metal gate opens to the timber stables. A farm gate opens to the paddock at the rear. (The paddock has a right-of-way to one side).

## Note

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## BARN 1

1.34m x 1.39m (4'5" x 4'7")

## BARN 2

1.48m x 1.58m (4'11" x 5'2")

## DOUBLE GARAGE

4.70m x 5.70m (15'5" x 18'8")

Of timber and corrugated panel construction with up-and-over door.

## STABLE 1

3.43m x 3.47m (11'4" x 11'5")

Both stables of timber construction erected on a concrete base with cold water tap.





### STABLE 2

2.88m x 2.99m (9'5" x 9'10")

### PADDOCK

A level well drained private paddock with mature hedgerows to the boundaries.

### SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating is installed.

### COUNCIL TAX

The property is in Council Tax Band B.

### DIRECTIONS

The property can be accessed from Long Bennington via Bennington Lane and Town Street and can be located off Long Lane.

### WESTBOROUGH VILLAGE

Westborough is a designated conservation area within easy access of the A1 and only 1 mile from Long Bennington. Long Bennington offers excellent amenities and is within the catchment area for schools to Grantham and Newark. Long Bennington also has excellent amenities including Primary School, Co-op, Dispensing Surgery, Coffee Shop, Post Office (limited days) etc.

Grantham is 9 miles south and offers excellent schools and main line station to London King's Cross. In the opposite direction, Newark is just under 10 miles north situated just off the A1 and A46. It has 2 railway stations including Northgate Station which is on the east coast main line.

### AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### NOTE

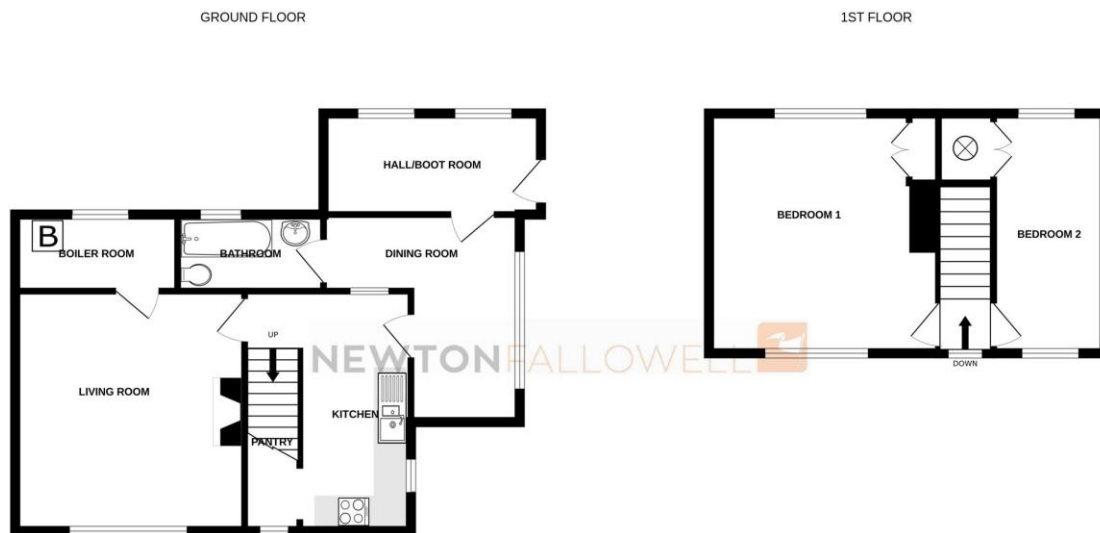
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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For more information please call in the office or telephone 01476 591900.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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