



3 Church View

Oxton, Southwell, NG25 0TF



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£295,000

Delightful and exceptionally well maintained conversion situated in a courtyard setting with deceptively spacious rooms offering light and airy accommodation. Situated in the heart of Oxton village and ideally located for the daily commute via the A6097 and A614 to Nottingham and Mansfield with further easy access to A52/A46 as well as the A1 and M1. With schools close by for all ages the accommodation briefly comprises Open Plan Lounge/Dining Room, fitted Kitchen, Two Bedrooms with Dressing Room or Nursery off the main bedroom and Bathroom. Outside, delightful and private enclosed landscaped rear garden with gate access to two parking spaces, in addition the front garden offers an additional parking space or landscaped garden if required. We highly recommend a viewing of this stylish and individual home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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OXTON Situated in the picturesque village of Oxtun, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxtun is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a primary school; a village hall and traditional public houses.

LOUNGE/DINING ROOM 16' 9" x 12' 3" (5.11m x 3.73m) UPVC front entrance door gives access to lounge/dining area, light and airy dual aspect reception space with UPVC double glazed windows to both the front and the rear aspects, fitted shutters, three contemporary style radiators, solid oak flooring, brick fireplace with recessed log burner, double cupboard with shelving and additional under stairs storage cupboard.



KITCHEN 7' 7" x 6' 10" (2.31m x 2.08m) Quality fitted kitchen installed in approximately 2020 range of Howden's kitchen units including cupboards and drawers, solid butchers block work surface over and up stands to work surface, under mounted Belfast sink, work surface lighting, Bosch electric oven, plumbing for washing machine, integrated fridge freezer, four ring hob with extractor hood over, laminate flooring with underfloor heating and PVC double glazed window to the rear aspect with fitted shutters.

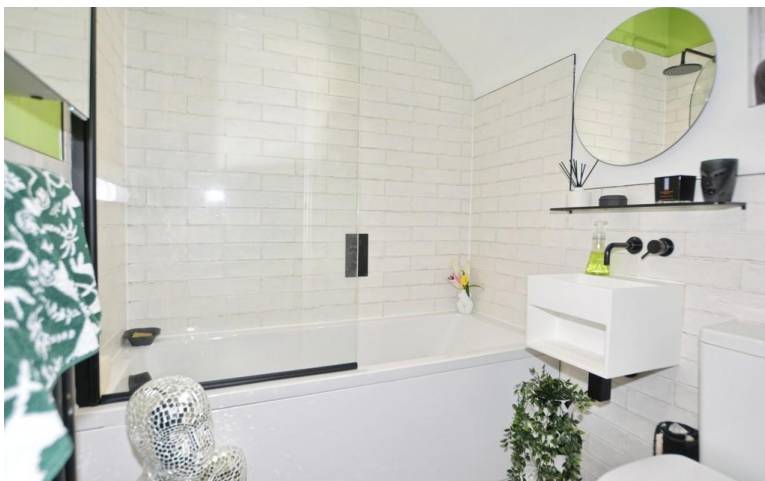
FIRST FLOOR LANDING 6' 4" x 5' 8" (1.93m x 1.73m) With radiator and Velux window to the rear aspect which is remote control operated.



BEDROOM ONE 12' 3" x 12' 0" (3.73m x 3.66m) With reduced head height, striped wooden flooring, radiator, Velux window to the front aspect which is remote control operated and access to eaves storage space.

DRESSING ROOM/NURSERY 11' 2" x 9' 6" (3.4m x 2.9m) Door off the landing leads to the dressing room/nursery, wooden flooring, radiator, PVC double glazed window to the front aspect with shutters, walk-in storage cupboard with additional high level storage cupboard and stairs off leading to bedroom one.

BEDROOM TWO 7' 9" x 7' 1" (2.36m x 2.16m) With wooden flooring, radiator and PVC window to the rear elevation with shutters.



BATHROOM 5' 8" x 5' 8" (1.73m x 1.73m) Quality fitted contemporary suite fitted in approximately 2020, includes panelled bath with mains fed drench head shower over and glazed side screen, low level WC, wall mounted Lass o stone sink with storage shelf beneath, laminate flooring, underfloor heating, radiator, Velux window to the rear elevation with remote control and half tiled surround.



OUTSIDE

FRONT Landscaped garden to the front elevation, log store and timber shed, a private patio seating area and gated access leading to the front parking space.

REAR The rear landscaped garden is totally enclosed with gated access to the rear allocated parking space and block paved seating area with open views towards the church.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and G also n Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

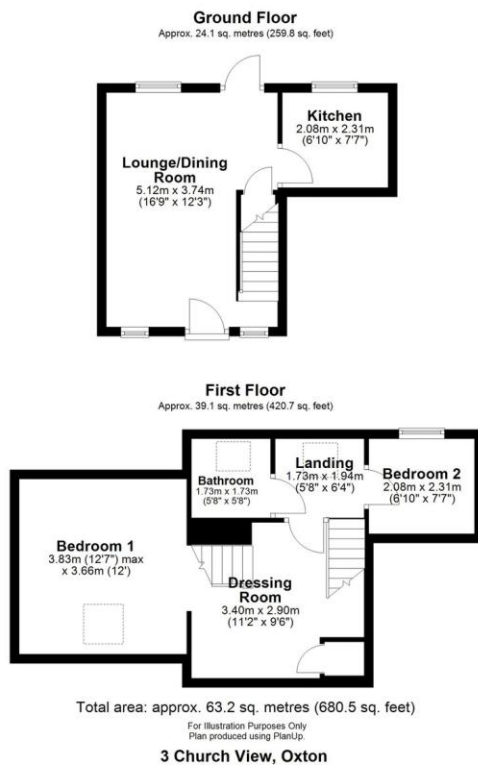
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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