



## March Cottage, Kirklington Road, Eakring, NG22 0DA

**£415,000**

Spacious and well-appointed detached cottage, which retains many of its original features, located in the heart of this popular village which offers easy access for the daily commute. The accommodation in brief comprises of an Open Plan Lounge/Study/Office, fitted Kitchen with Utility, Family Room and a First Floor Landing leading to three double Bedrooms and Shower Room. Outside there is off road parking with a rear enclosed lawn garden, private patio area, summerhouse and workshop.



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**SERVICES**

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING** — E.

**COUNCIL TAX BAND** — D.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.





## ACCOMMODATION

### KITCHEN

15' 3" x 6' 7" (4.65m x 2.01m) Side glazed door gives access to the Kitchen, with a range of wall and base units with wooden work surfaces over, undermounted ceramic sink, splash tiled to work surfaces, Hot Point electric double oven, induction hob with extractor over, side double glazed window and doors to the utility room and family room.

### UTILITY ROOM

With work surface and space for washing machine below.

### FAMILY ROOM

14' 10" x 13' 0" (4.52m x 3.96m) With French doors to the rear garden, vertical radiator, two double glazed windows to the side elevation, wall mounted lighting and recessed boiler cupboard housing the oil fired central heating boiler.



### OPEN PLAN LOUNGE/STUDY/OFFICE

Lounge 12' 2" x 14' 3" (3.71m x 4.34m) With double glazed window to the front elevation, radiator, vertical radiator, multi-fuel burner with brick surround and tiled hearth, staircase to the first floor landing and a front entrance door with glazed panelling inset (currently not used).

### Study/Office

6' 9" x 10' 7" (2.06m x 3.23m) With double glazed window to the front elevation, vertical radiator and wall lights.



### FIRST FLOOR LANDING

With double glazed window to the side elevation.

### BEDROOM 1

12' 1" x 12' 1" (3.68m x 3.68m) With double glazed window to the front elevation, corner cupboard and radiator.

### BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m) With double glazed windows to the front and side elevations, range of fitted wardrobes, wall lights and radiator.





### BEDROOM 3

6' 11" x 12' 8" (2.11m x 3.86m) With double glazed window to the rear elevation, a range of fitted wardrobes and radiator.



### SHOWER ROOM

9' 4" x 5' 11" (2.84m x 1.8m) With fully fitted suite to include Mira shower cubicle, vanity wash hand basin and low level WC, heated towel rail, splash tiled surround, double glazed window to the side elevation.

### OUTSIDE

There is side blocked paved hardstanding with wrought iron double gates, side light and gated access to the rear garden. The rear garden has a covered lower seating area, external lighting, oil storage tank, steps to the raised lawned garden with well-stocked flower/shrub borders, block paved central seating area, outside tap, additional flagstone patio, summer house with light and an additional workshop to the rear.

#### WEBSITE

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#### 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 roughly checked.

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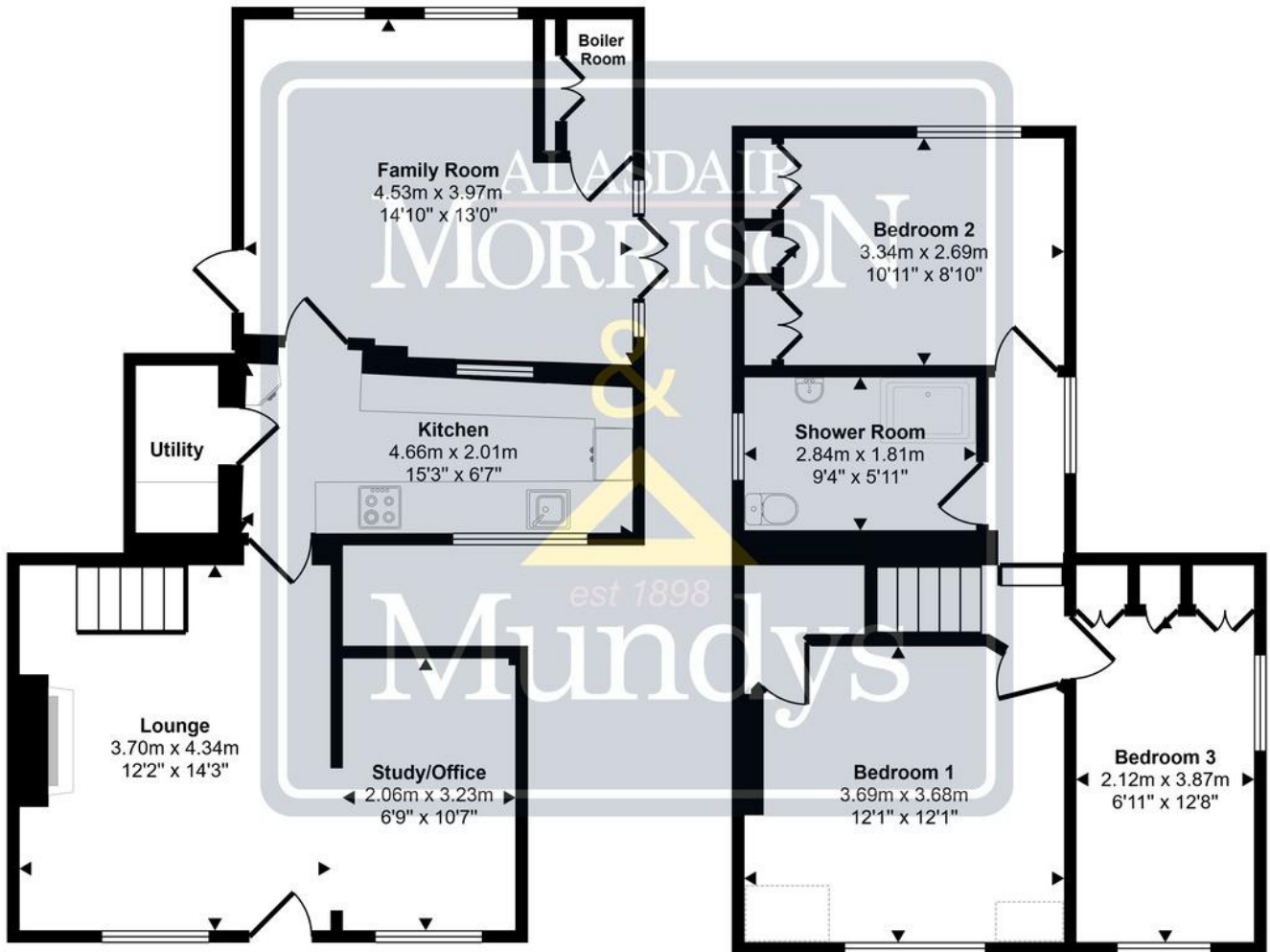
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Approx Gross Internal Area  
101 sq m / 1086 sq ft



Ground Floor  
Approx 55 sq m / 588 sq ft

First Floor  
Approx 46 sq m / 498 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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