



Mill Lane, Caunton

Guide Price £600,000 to £625,000



Mill Lane

Caunton, Newark

MARKETED WITH NO CHAIN Pleasantly positioned in the heart of the sought after village of Caunton, this substantial extended detached home boasts extensive and versatile accommodation, with five bedrooms and four reception rooms, and the hub of the home benefiting from a delightful open plan living/dining kitchen space. This home enjoys a private SOUTH WEST facing rear garden, ample off street parking and a generous double garage.

The property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, home office, large lounge with doors through to a breakfast room, generous garden room, utility room and a wonderful open plan living/dining kitchen which has a central island, an abundance of storage and appliances to include an electric hob, double electric oven, integrated dishwasher and fridge/freezer. The first welcomed is welcomed by a pleasant landing space which gives access to a quality shower room, and three well-proportioned bedrooms, with the main bedroom having fitted wardrobes and a four piece ensuite bathroom suite. A further door leads off the landing to a useful study area that connects two further bedrooms, one of which having an equally quality ensuite shower room.

Outside, this superb family home is approached with a sweeping gravelled driveway that provides plenty of off street parking and gives access to the double garage, which has an electric door, power and light connected. The property also has a feature oak porch to the front. The rear garden retains a brilliant degree of privacy and is south west facing. The garden is predominantly laid to lawn with a large paved entertaining area, and a range of plants/shrubs. Other features of the property include 10 owned solar panels, UPVC double glazing and heating by way of an air source heat pump.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

18' 8" x 8' 2" (5.69m x 2.49m)
maximum measurements

Ground Floor WC

7' 0" x 4' 8" (2.13m x 1.42m)
maximum measurements

Lounge

21' 0" x 12' 6" (6.40m x 3.81m)
maximum measurements

Home Office

11' 2" x 7' 7" (3.40m x 2.31m)

Breakfast Room

8' 8" x 6' 4" (2.64m x 1.93m)

Garden Room

14' 1" x 12' 5" (4.29m x 3.79m)

Open Plan Dining Kitchen

27' 10" x 20' 8" (8.48m x 6.30m)
maximum measurements

Utility Room

11' 7" x 8' 6" (3.53m x 2.59m)

Bedroom One

19' 7" x 12' 6" (5.97m x 3.81m)
maximum measurements

Ensuite Bathroom

11' 5" x 8' 3" (3.48m x 2.52m)
maximum measurements

Bedroom Two

13' 0" x 9' 8" (3.96m x 2.95m)

Ensuite Shower Room

6' 7" x 3' 11" (2.01m x 1.19m)



Bedroom Three

11' 3" x 10' 8" (3.43m x 3.25m)
maximum measurements

Bedroom Four

11' 2" x 10' 9" (3.40m x 3.28m)
maximum measurements

Bedroom Five

12' 0" x 6' 7" (3.66m x 2.01m)

Study Area

11' 2" x 7' 0" (3.40m x 2.13m)
maximum measurements

Shower Room

8' 1" x 5' 11" (2.46m x 1.80m)

Double Garage

28' 4" x 17' 1" (8.64m x 5.21m)
maximum measurements





Caunton

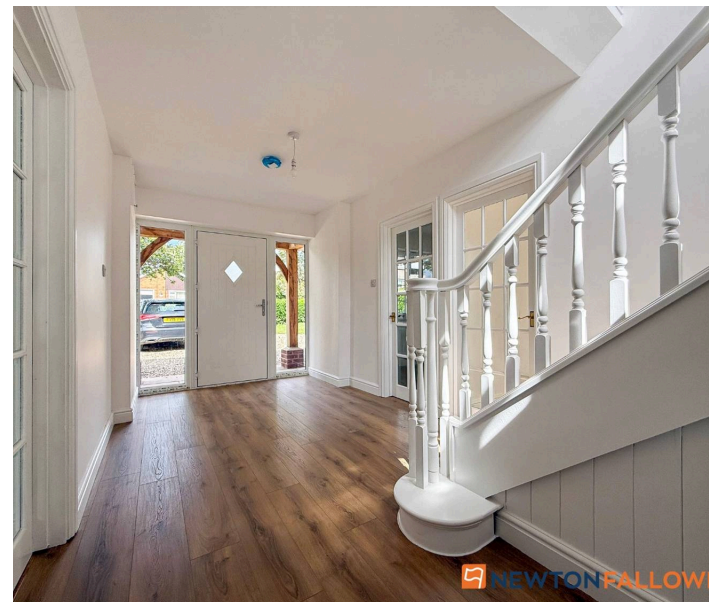
Caunton is a small village, 6 miles north-west of the market town of Newark and is also within easy commuting distance of Southwell and Mansfield. Amenities include Dean Hole Primary School, The Plough Inn public House, The Beck at Caunton public house and restaurant and St Andrews Church.

Agent's Note - Flooding

The property experienced a flood caused by Storm Babet in October 2023. A number of properties in the Mill Lane area suffered from internal flooding and discussions suggested that this was due to surface water runoff from the public highway. An investigation has been carried out into the condition and connectivity of the drainage system serving Mill Lane to its junction with Main Street / Norwell Road and its findings are being used to support localised changes. To prevent future flooding from The Beck in Caunton, authorities have heavily focused on Natural Flood Management (NFM) and localised drainage improvements. For more information, please contact the office.

Agent's Note - Solar Panels

The property benefits from 10 owned Solar Panels. For more information, please contact the office.



Services

Heating by way of an air source heat pump. Mains electricity and water are connected. Drainage is by way of a septic tank.

Square Footage

The square footage for this property is approximately 2,917 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





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GROUND FLOOR

1ST FLOOR



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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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