Nursery Lane, Sutton on Trent



GUIDE PRICE £250,000 to £260,000. A deceptively spacious three bedroom semi-detached home with larger than average gardens, located centrally in this popular village. In addition to the three bedrooms, there is a ground floor cloakroom, lounge/diner, kitchen/breakfast room, conservatory and first floor bathroom. The property has a semi-detached garage, is double glazed, has solar panels and oil fired central heating.

Guide Price £250,000 to £260,000

sales@jonbrambles.com
01636 613513
9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH





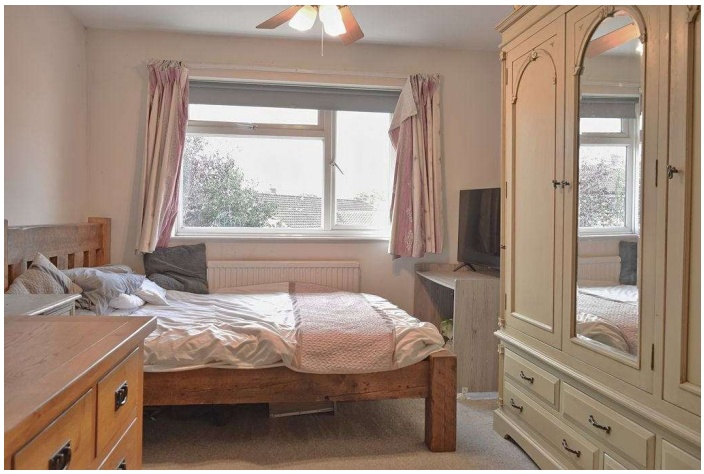


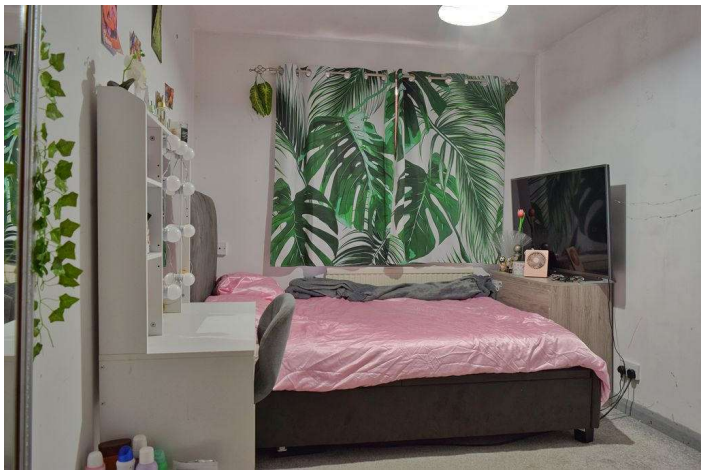














Situation and Amenities

Located around 8.5 miles from the busy market town of Newark, Sutton-on-Trent has a wide range of amenities, including a GP surgery, church, convenience store, pub, library and a well regarded primary and nursery school. The village has a vibrant feel, with a sports centre (home to football teams and regular exercise classes) and an annual festival every September – with live music, arts and crafts, classic cars and more. Set in the heart of the beautiful Nottinghamshire countryside, the local area is perfect for walking, cycling, and exploring nature. Sherwood Forest, which is around 13.5 miles away, offers scenic forest trails, picnic spots and regular events. Other nearby attractions include Doddington Hall, Clumber Park, Newark Castle, and the Newark Air Museum. Lincoln lies approximately18 miles to the east – a historic cathedral city with cobbled streets, independent shops, galleries, and a hilltop castle. Sutton on Trent has excellent transport links across the region via road and rail. Nearby Newark offers direct trains to London King's Cross in around 80 minutes, along with services to major cities. The A1 and A46 are within easy reach of the village.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

This spacious entrance hallway has the staircase rising to the first floor, and doors into the ground floor cloakroom, the lounge/diner and the kitchen/breakfast room. The hallway has a ceramic tiled floor, a ceiling light point and a vertical radiator.

Ground Floor Cloakroom *6' 2" x 3' 0" (1.89m x 0.91m)*

The cloakroom has an opaque window to the front aspect and is fitted with a wash hand basin and low level WC. The room has a ceramic tiled floor, a ceiling light point and a radiator.

Lounge Area *14' 9" x 11' 2" (4.49m x 3.41m)*

This excellent sized reception room has sliding doors leading into the conservatory, a door into the kitchen, and an opening into the dining area. The lounge area has a ceiling light point and a vertical radiator.

Dining Area *11' 4" x 7' 5" (3.46m x 2.27m)*

As mentioned, the dining area is open plan to the lounge area, and has a window to the rear looking into the conservatory, a vertical radiator and a ceiling light point.

Conservatory *16' 8" x 10' 4" (5.08m x 3.14m)*

This fabulous sized conservatory is of dwarf brick wall construction with a upvc frame, and has French doors leading out into the garden. There is a ceramic tiled floor, a ceiling light/fan and two wall light points.

Kitchen/Breakfast Room

A good sized kitchen with a window to the side aspect. The kitchen is fitted with a range of wall and base units with roll top work surface and ceramic tiled splash backs. There is a stainless steel sink, space for a free standing cooker with extractor over, space and plumbing for both a washing machine and dishwasher, and further space for an under-counter fridge. The kitchen also has a breakfast bar, a wine rack, a ceramic tiled floor and a ceiling light point.

First Floor Landing

The staircase rises from the spacious entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a ceiling light point and a radiator. The airing cupboard housing the water tank, and access to the loft space are also located on the landing.

Bedroom One *14' 1" x 10' 5" (4.29m x 3.17m)*

An excellent sized double bedroom having a large window overlooking the garden to the rear, a ceiling light point and a radiator.

Bedroom Two *14' 1" x 8' 4" (4.29m x 2.54m)*

A further good sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three *7' 5" x 7' 0" (2.26m x 2.14m) (at widest points)*

Bedroom three has a window to the front elevation, a ceiling light point and a radiator.

Bathroom *9' 10" x 7' 11" (2.99m x 2.41m)*

A good sized bright and airy room which has a skylight window to the front elevation, and is fitted with a bath with shower over, wash hand basin and low level WC with storage units. The bathroom has vinyl flooring, part mermaid board to the walls, a radiator, an extractor fan, under-eaves storage cupboard and a ceiling light point.

Outside

The front garden is predominantly laid to lawn with mature shrub and tree borders. There is an outside tap and an outside light. To the side of the property is a small lawned area and off road parking for one vehicle. The garage is located here. A gate leads through to the rear garden.

Rear Garden

The larger than average rear garden is predominantly laid to lawn with mature shrub and tree borders. There is a paved patio area ideal for outdoor seating and entertaining.

Garage *18' 4" x 8' 10" (5.59m x 2.70m)*

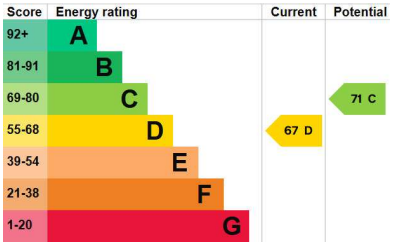
The semi detached garage has a hinged door and is equipped with both power and lighting.

Solar Panels

We have been informed that the solar panels are owned outright.

Council Tax

The property is in Band B.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

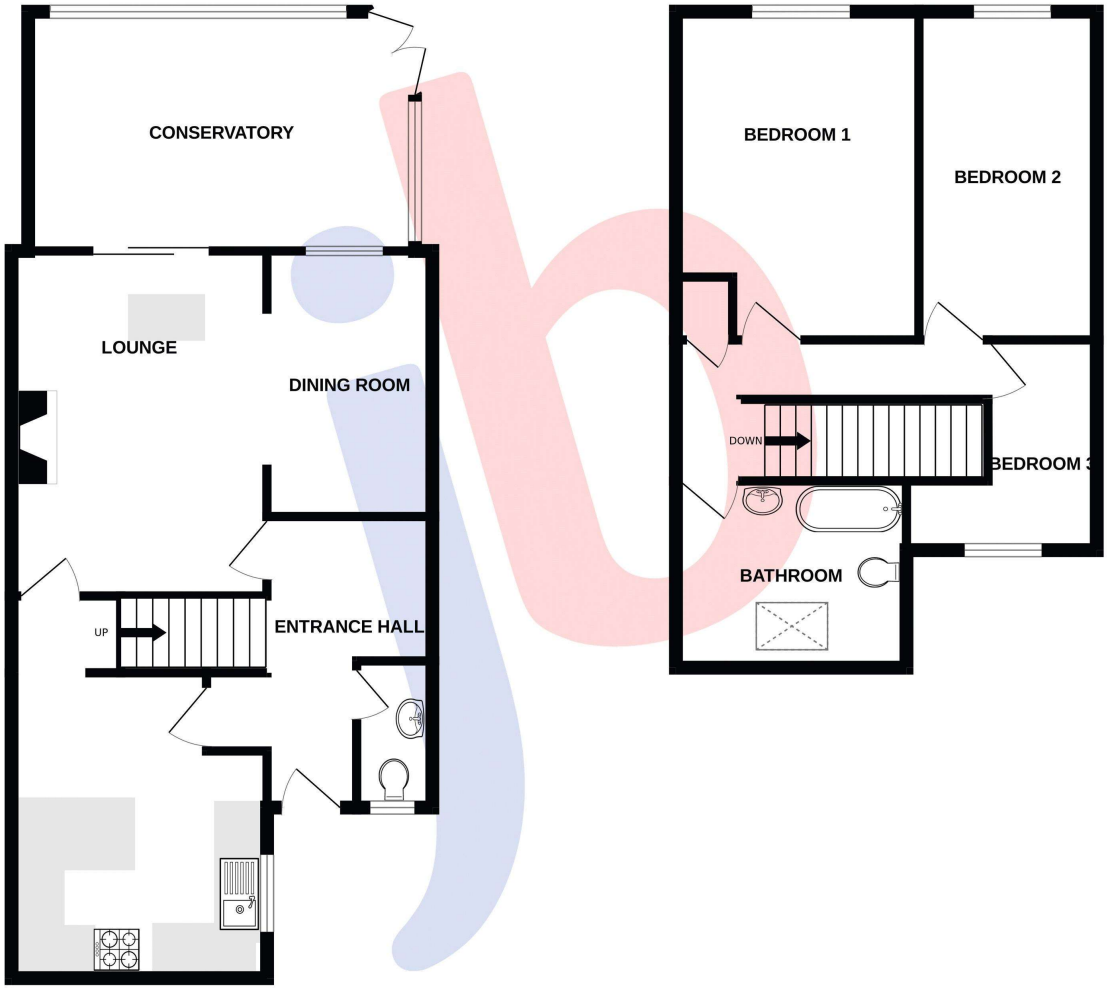
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007901 04 November 2026

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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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