

## Peggy's Cottage, Newark NG24 1JR



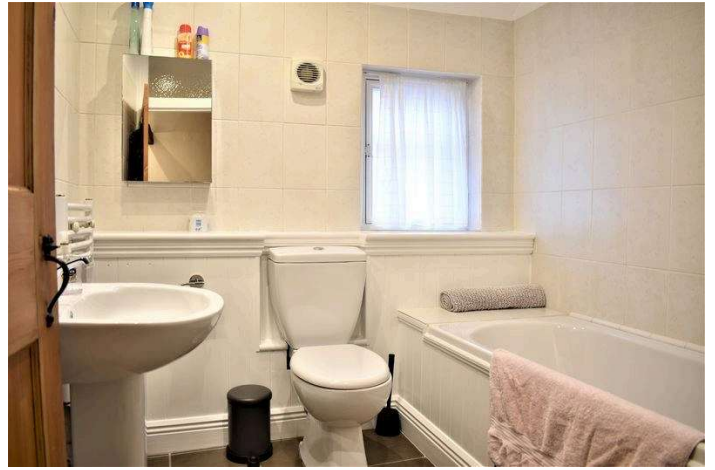
**GUIDE PRICE £190,000 to £200,000.** A charming Grade II listed two bedroom semi detached cottage situated within the heart of Newark town centre and a short distance from Northgate railway station with a journey time to London Kings Cross from a little over an hour. In addition to the two double bedrooms, there are two reception rooms, kitchen, cloakroom, first floor bathroom and en-suite. The property has the benefit of off road parking, retains many character features and is gas centrally heated.

**Guide Price £190,000 to £200,000**









### Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town including major retail chains and supermarkets including Waitrose, as well as fine restaurants, public houses and cafes. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM A LITTLE OVER AN HOUR.

### Accommodation

Upon entering the front door, this leads into:

#### Entrance Hallway

The entrance hallway has a door leading through into the lounge and sited beneath the staircase is a useful storage cupboard. The hallway has a ceiling light point and a radiator.

#### Lounge 13' 1" x 12' 3" (3.98m x 3.73m)

This charming and well proportioned reception room has a window to the front elevation, a door opening into the dining room, and a door that opens to reveal the staircase rising to the first floor. The focal point of the lounge is the fireplace with living flame gas fire inset. There is a ceiling light point and a radiator installed.

#### Dining Room 13' 10" x 9' 3" (4.21m x 2.82m) (at widest points)

This delightful reception room has a window to the front elevation and glazed French doors providing access out to the courtyard garden making the room particularly bright and airy. In addition further doors lead through to the kitchen and rear porch. The dining room has features including exposed beams to the ceiling, fireplace (non working) with brick chimney breast, and a bespoke fitted storage cupboard. The dining room also has wood laminate flooring, both wall and ceiling light points and a radiator.

#### Rear Hallway

This hallway has a door to the rear of the property and further doors into the kitchen and the ground floor cloakroom. There is also a useful storage cupboard which houses the central heating boiler (replaced in 2022), a ceramic tiled floor and a ceiling light point.

#### Kitchen 13' 6" x 6' 1" (4.11m x 1.85m)

The galley style kitchen has a window to the rear elevation and is fitted with a range of base units with roll top work surfaces and matching splash backs. There is a stainless steel sink, an integrated eye level oven, and an integrated gas hob with extractor hood above. A new halogen hob will be supplied. The washing machine and slimline dishwasher are also included within the sale. The kitchen is complemented with the same flooring that flows through from the rear hallway, together with recessed ceiling spotlights and two radiators.

**Ground Floor WC 5' 6" x 2' 10" (1.68m x 0.86m)**

This room has an opaque window and is fitted with a pedestal wash hand basin and WC, and has the same flooring as that of the rear hallway, a ceiling light point and a radiator.

**First Floor Landing**

As previously mentioned, the staircase rises from the lounge to the first floor landing which has doors into both bedrooms and the family bathroom. The landing has exposed beams, recessed ceiling spotlights and a radiator. There is a useful storage cupboard which is sited above the staircase, and further storage space within the eaves and loft area.

**Bedroom One 9' 5" x 9' 4" (2.87m x 2.84m)**

A double bedroom with a window to the front elevation, a ceiling light point and a radiator. There is further access to the loft space from bedroom one. A door provides access to the en-suite shower room.

**En-suite Shower Room 6' 10" x 4' 5" (2.08m x 1.35m)**

The en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

**Bedroom Two 10' 6" x 8' 8" (3.20m x 2.64m) (excluding wardrobes)**

A further double bedroom with a window to the front elevation. This bedroom has a fitted double wardrobe located to one side of the chimney breast, a ceiling light point and a radiator.

**Family Bathroom 7' 1" x 6' 10" (2.16m x 2.08m)**

The family bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom is enhanced with ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

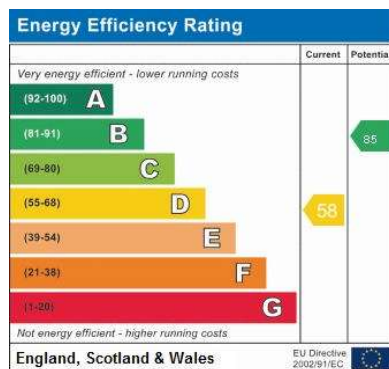
**Outside**

Situated adjacent to this cottage and accessed from the rear or the French doors from the dining room is a small walled courtyard garden which provides an ideal outdoor seating and entertaining area and enjoys a high degree of privacy. There is parking for up to two cars.

**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

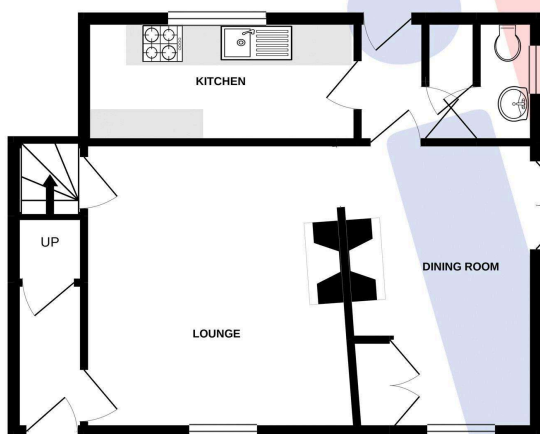
Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

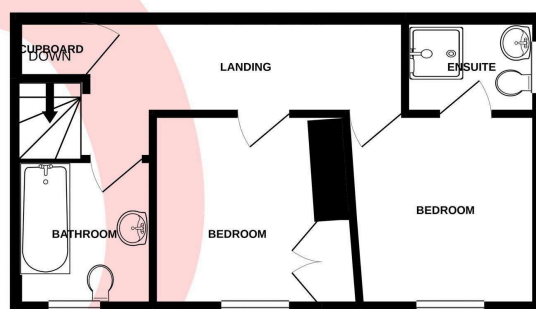
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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 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. 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. 00007582 18 December 2025

GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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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