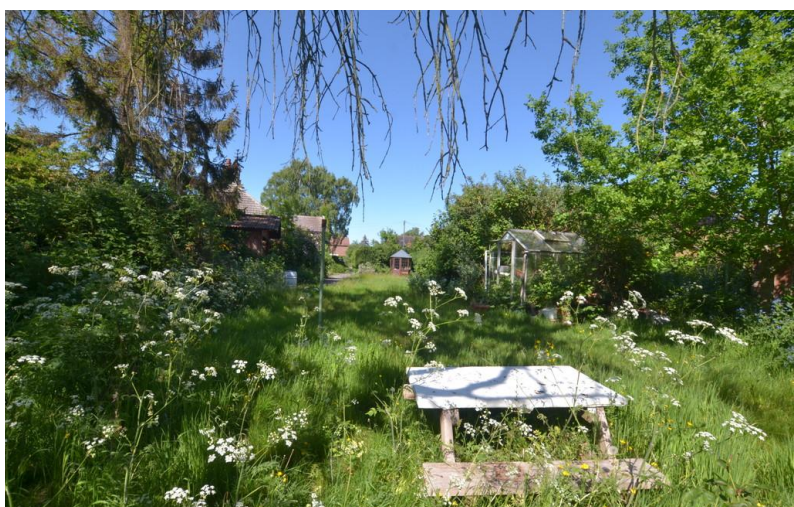


**FOR SALE**



**High Street , Sutton On Trent**

**6 Bedrooms, 2 Bathroom, Detached House**

**Offers In Region Of £375,000**

  
**MARTIN&CO**





- ENT PORCH Recessed entrance porch to the front elevation with door opening to the entrance hall.
- ENTRANCE HALL 11' 7" x 11' 3 (inc stairs)" (3.53m x 3.43m)
- SITTING ROOM 17' 5" x 12' 0" (5.31m x 3.66m)
- DINING KITCHEN 20' 0" x 11' 9" (6.1m x 3.58m)
- STUDY 11' 2" x 7' 10" (3.4m x 2.39m)
- LAUNDRY ROOM 8' 10" x 8' 5" (2.69m x 2.57m)
- DINING ROOM 11' 10" x 11' 6" (3.61m x 3.51m)
- DRAWING ROOM 11' 10" x 11' 6" (3.61m x 3.51m)
- INNER HALL 9' 0" x 8' 6" (2.74m x 2.59m)
- BOILER ROOM 9' 10" x 2' 9" (3m x 0.84m)
- MAIN LANDING 15' 0" x 11' 7" (4.57m x 3.53m)
- PRINCIPAL BEDROOM 12' 0" x 11' 7" (3.66m x 3.53m)
- DRESSING ROOM / POSS BEDROOM 7 11' 10" x 11' 8" (3.61m x 3.56m)
- BEDROOM 2 12' 3" x 10' 0" (3.73m x 3.05m)
- BEDROOM 3 11' 10" x 11' 6" (3.61m x 3.51m)

- \*\*\*\* Refurbishment Opportunity \*\*\*\*
- Period Built Detached Home, NO UPWARD CHAIN
- Requires Extensive Improvement & Modernisation
- Six Bedrooms (Potential for Seven)
- Three Reception Rooms & Study
- Large Dining Kitchen & Sep. Laundry Room

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BEDROOM 4 11' 10" x 8' 2" (3.61m x 2.49m)

BEDROOM 5 10' 0" x 8' 4" (3.05m x 2.54m)

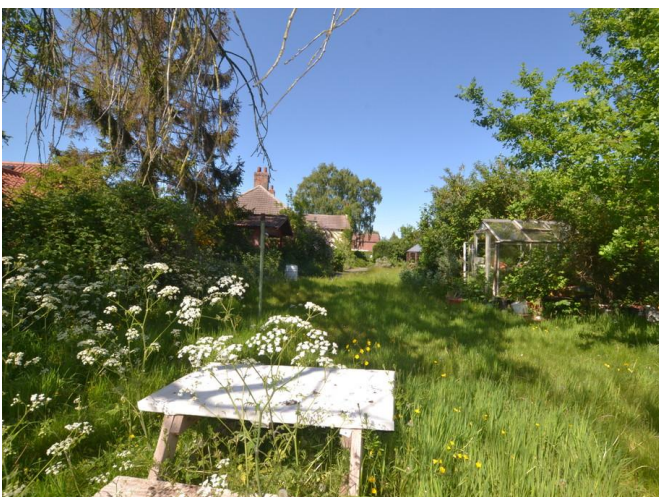
BEDROOM 6 9' 3" x 8' 5" (2.82m x 2.57m)

PRINCIPAL BATHROOM 8' 8" x 8' 5" (2.64m x 2.57m)

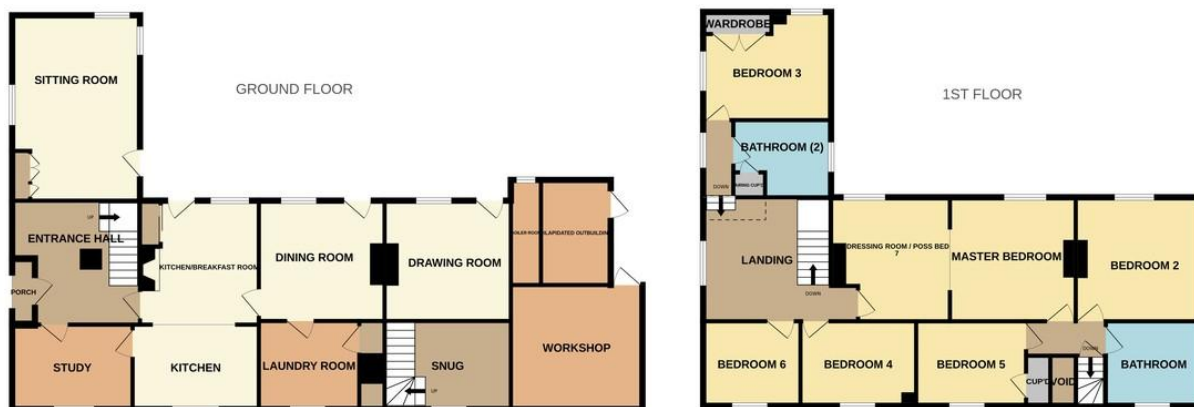
SECONDARY BATHROOM 8' 3" x 7' 3" (2.51m x 2.21m)

**OUTSIDE** The property stands on a plot of approx. 1/4 of an acre. This comprising predominantly of mature gardens which are fully enclosed and offer an above average degree of privacy. Gated access from High Street opens to a driveway with off street parking and leading eventually to a double width open sided garage/car port. The property also has an attached workshop and four smaller, dilapidated brick outbuildings.

This is a property we are certain will attract considerable interest and we highly recommend your calling us to reserve your viewing slot. Call Martin & Co, Newark 01636 605 006.







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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## Martin & Co Newark

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T: • E:

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.