



Lake View, 1 New Road, Oxton, Southwell,
NG25 0SL

Offers Over £300,000

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Charming and Characterful Cottage
- Gorgeous Lounge/Diner Full of Period Features
- Attractive Shaker Style Dining Kitchen
- First Floor Bathroom
- South Facing Rear Courtyard
- Deceptively Spacious Accommodation
- Inglenook Fireplace with Log Burner
- Three Well-Proportioned Bedrooms
- Pretty Walled Frontage
- Sought After Village with Amenities

A fantastic opportunity to purchase this charming and characterful cottage, ideally situated in a highly sought-after location and offering deceptively spacious accommodation throughout.

An entrance porch leads into a lovely, beam-filled lounge/diner, featuring an impressive inglenook-style fireplace with a timber mantel and cast iron burner set upon a York stone hearth - creating a warm and inviting focal point.

To the rear of the ground floor, an attractive shaker-style dining kitchen spans the width of the cottage, complete with a Falcon range cooker and access to the rear courtyard garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a pretty walled frontage, along with a charming walled courtyard garden to the rear, enjoying a highly desirable south-facing aspect.

Viewing is highly recommended to fully appreciate the character, space, and superb location this delightful home has to offer.

ACCOMMODATION

A cottage style composite entrance door leads into the entrance porch.

ENTRANCE PORCH

With uPVC double glazed windows to both the side elevations, a terracotta tiled floor and an original timber door into the lounge/diner.

LOUNGE/DINER

A delightful dual aspect reception room with cottage style windows to the side elevation and recently installed uPVC double glazed cottage style windows to the front aspect. There are attractive beams to the ceiling plus oak effect laminate flooring, two central heating radiators and a feature inglenook style fireplace with Yorkshire stone hearth and reclaimed timber mantel housing a floor standing coal effect log burner.

DINING KITCHEN

The kitchen is fitted with a range of attractive Shaker-style base units, complemented by solid timber butcher's block worktops and an inset Belfast sink with mixer tap and drainer grooves to the side, below is a thermostatically controlled foot heater with hot or cold air. There is an integrated Bosch dishwasher, along with space for additional appliances, including plumbing

for a washing machine.

A standout feature is the Falcon range-style cooker in blue, complete with a five-burner gas hob and chimney extractor hood above, which is included in the sale.

The room is finished with tiled splashbacks, tiled flooring, and ceiling spotlights. Natural light is provided by a charming cottage-style window to the side aspect, as well as a further window overlooking the rear courtyard garden. A uPVC double-glazed door provides direct access to the garden.

FIRST FLOOR LANDING

Having access hatch to the roof space and latch and brace doors into the bedrooms and the bathroom.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a cottage style window to the rear aspect and a range of fitted bedroom furniture with hanging rail and shelving.

BEDROOM TWO

A double bedroom with a central heating radiator and a recently installed uPVC double glazed cottage style window to the front aspect.

BEDROOM THREE

With a central heating radiator and a recently installed uPVC double glazed cottage style window to the front aspect.

BATHROOM

A spacious three piece bathroom including a panel sided bath with mixer shower attachment, a close coupled toilet and a pedestal wash basin with hot and cold taps and tiled splashbacks. There is tiling around the bath for splashbacks, plus an obscured glass window to the rear aspect, a chrome towel radiator and an airing cupboard housing the Baxi central heating boiler with foam insulated hot water cylinder to the side and slatted shelving above for storage.

GARDENS

There is a small courtyard style frontage whilst to the rear is a walled courtyard style garden which is mainly paved and includes timber gated pedestrian access to the side and affords a popular south facing aspect.

ADDITIONAL INFORMATION

The property experienced minor surface water ingress limited to the porch and lounge area during Storm Babet in October 2023. Since then, mitigation measures have been installed, including a flood gate to the front entrance and a flood-resistant door at the rear, significantly reducing future flood risk

The property is located in a Conservation Area

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

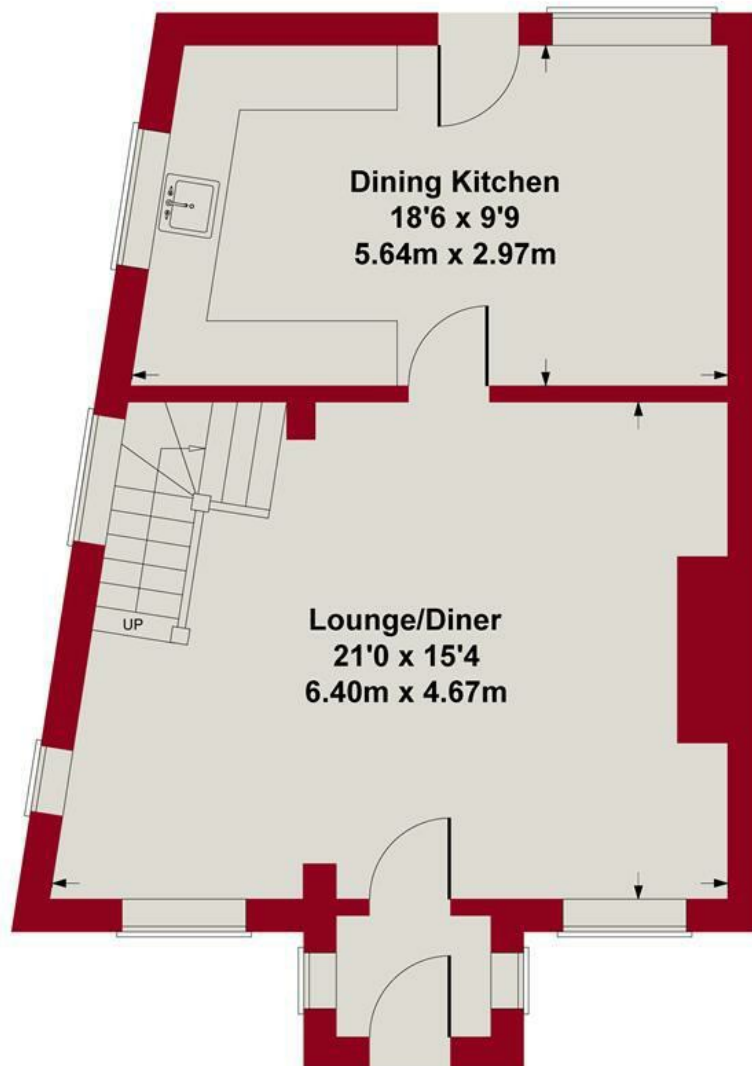




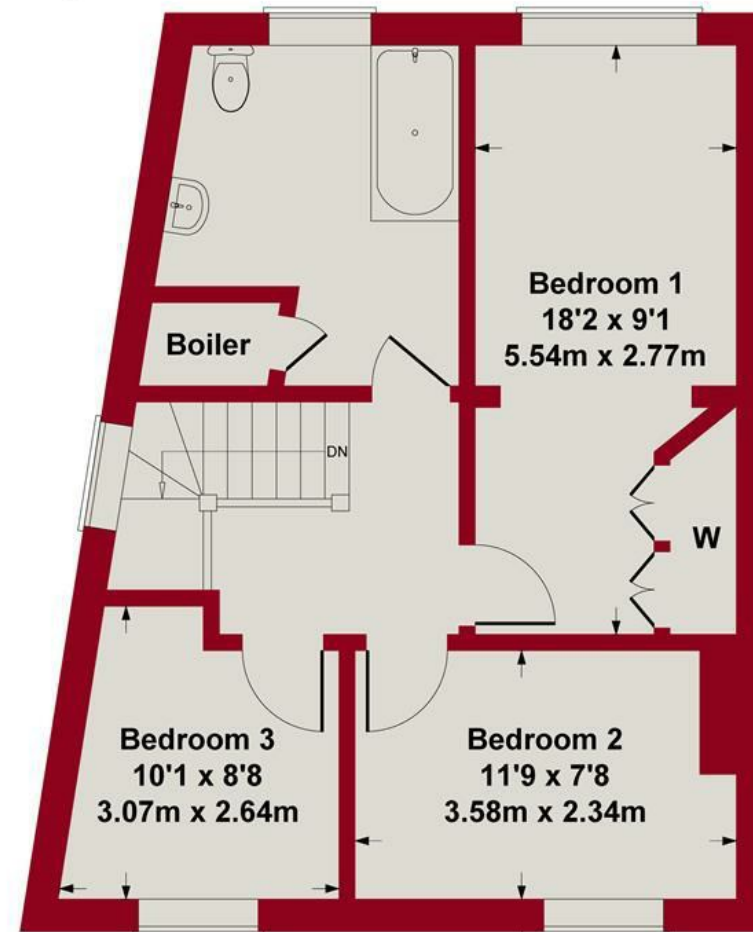




Approximate Gross Internal Area
1013 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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