

12 St. Leonards Court, Newark,
Nottinghamshire, NG24 1DZ

Asking Price £140,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A charming Grade II listed cottage, forming part of a picturesque row of historic town cottages, set within an attractive cobbled and stone-paved mews. Tucked away in a characterful setting, the property is accessed via an archway from Kirkgate, with a further pedestrian entrance from Slaughterhouse Lane. An ideal opportunity to acquire a characterful cottage in a unique setting and one that simply must be viewed to be fully appreciated.

The well presented living accommodation has a wealth of charm and character and comprises front entrance door leading to lounge with beamed ceiling and a delightful brick arch fireplace housing a wood burning stove. There is a small, yet neatly fitted, kitchen with pine units, rear hallway with staircase leading to the first floor and cupboard below. On the first floor there is a landing, shower room and bedroom one which is a double room with Yorkshire sliding window, beam ceiling and cast iron fireplace. From the landing a staircase rises to the second floor and attic bedroom two.

Outside, to the front of the property, there is a blue brick forecourt and an area of land is located at the rear of the terrace. This cottage would be ideal for those seeking a period town centre home within easy reach of the excellent local amenities.

Within walking distance there is an excellent range of shopping facilities including Morrisons, Asda, Waitrose and Aldi supermarkets, and a recently opened M&S food hall. The focal point of the town centre is the attractive Georgian market square which holds regular markets and has a good variety of niche and chain shops as well as a range of quality bars, restaurants and cafes including Costa and Starbucks. There are excellent bus and rail links to Nottingham and Lincoln. Also fast trains are available from Newark Northgate station with a journey time to London King's Cross of approximately 1 hour 30 minutes. There is easy access to the A1 and A46 dual carriageways by car which allows fast journey times to Nottingham, Lincoln and Leicester. Newark has a good selection of primary and secondary schooling, of good repute, and a General Hospital.

This Grade II listed terraced cottage is situated within the Conservation Area and constructed of brick elevations under a pan tile roof covering and forms part of this row of restored town cottages in this charming Mews environment. The living accommodation is arranged over three levels and can be described in more detail as follows:

GROUND FLOOR

LOUNGE
12'6 x 10'2 (3.81m x 3.10m)
Yorkshire sliding window to the front elevation, wooden front entrance door. Attractive brick arch fireplace housing a wood burning stove. Built in fireside cupboard.



KITCHEN
7'3 x 4'11 (2.21m x 1.50m)
Window to rear elevation, a range of neatly fitted pine kitchen units comprise base cupboard with working surfaces above with inset stainless steel sink and drainer. Electric point for cooker. Attractive tiling to splashbacks, range of pine wall cupboards, plumbing and space for automatic washing machine.



INNER HALL
With storage heater, stairs leading to first floor and cupboard below.

FIRST FLOOR

LANDING
Storage recess with shelving, Yorkshire sliding window to rear elevation.

BEDROOM ONE
12'7 x 11'10 (3.84m x 3.61m)
With Yorkshire sliding window to the front elevation, attractive cast iron fireplace. Beam ceiling. Built in wardrobe, storage heater.



SHOWER ROOM
5'11 x 5' (1.80m x 1.52m)
Shower cubicle, wall mounted Triton electric shower, recess with latted shelving, low suite WC.



SECOND FLOOR

ATTIC BEDROOM TWO
11'7 x 11' 4 (3.35m'2.13m x 3.35m' 1.22m)
(maximum measurement and restricted head height)

Roof light, window in gable end, storage heater, eaves storage cupboard.



OUTSIDE
To the front of the property there is a blue brick forecourt and a small area of land located at the rear of the terrace, The cottage is set in a charming cobbled and stone paved Mews environment and it is approached by an archway from Kirkgate and a footpath from Slaughterhouse Lane.

TENURE
The property is freehold.

SERVICES
Mains water, electricity, and drainage are all connected to the property. Heating is by electric storage heaters and there is a wood burning stove located in the lounge

VIEWING
Strictly by appointment with the selling agents.

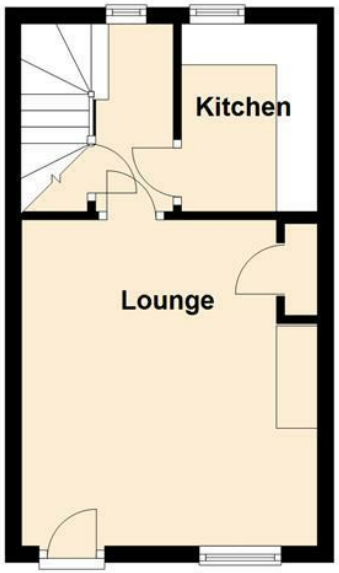
POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band A.

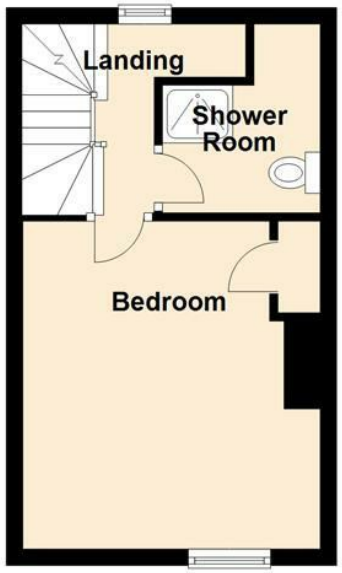
Ground Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



First Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



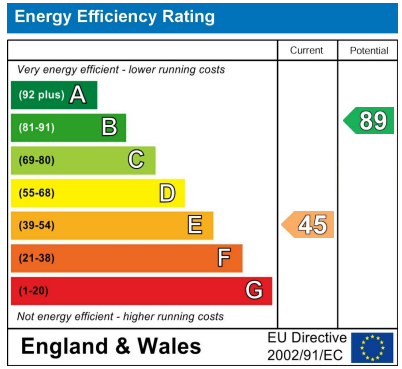
Total area: approx. 62.8 sq. metres (676.2 sq. feet)

Second Floor

Approx. 16.8 sq. metres (180.4 sq. feet)









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

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The Property Ombudsman

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