



**Lotterwood House, Woodhouse Road, Norwell, Newark NG23 6JX**

**welcome to**

## **Lotterwood House, Woodhouse Road, Norwell Newark**

**\*\*SELF-CONTAINED ANNEXE!\*\*** This beautifully designed, detached home stands on a generous plot in Norwell, providing spacious accommodation throughout and offers a stunning rural outlook. Norwell offers a local Public House, Primary School, Post Office and is within catchment for Tuxford Academy.



## **Entrance Hall**

Stairs to the first floor landing, under stairs storage, TV point and radiator.

## **Lounge**

19' 10" x 22' 4" ( 6.05m x 6.81m )

Extending to 23'04 into the bay window.

Log burner, beamed ceiling, TV point, French doors to the side and bay window to front.

## **Dining Room**

11' 10" x 19' ( 3.61m x 5.79m )

With double doors into both the lounge and the conservatory, laminate flooring and two radiators.

## **Snug**

13' 9" x 11' 9" ( 4.19m x 3.58m )

Carpet flooring, TV point, radiator and windows to the front and side.

## **Kitchen**

20' 8" x 11' 9" ( 6.30m x 3.58m )

Tiled flooring, range oven, dishwasher, fridge freezer, one and a half bowl sink, spot lighting, TV point, radiator and two windows to the rear.

## **Downstairs Wc**

Low level WC, wash hand basin, tiled flooring, radiator and window to the front.

## **Utility Room**

6' 4" x 11' 9" ( 1.93m x 3.58m )

Tiled flooring, washing machine and dryer, one bowl sink, radiator, door to the rear and window to the side.

## **Conservatory**

15' x 10' 10" ( 4.57m x 3.30m )

With feature Skylight roof, double glazed windows to both sides and uPVC French Doors opening out into the rear garden.

## **First Floor**

### **Bedroom One**

19' 10" x 16' 11" ( 6.05m x 5.16m )

Carpet flooring, radiator, TV point, double glazed hardwood bespoke windows to the front and side

### **Ensuite**

Not completed with tiled flooring and window to the side.

### **Bedroom Two**

11' 11" x 19' 10" ( 3.63m x 6.05m )

Carpet flooring, TV point, two radiators and double glazed windows to the rear and side.

### **Bedroom Three**

11' 9" x 13' 5" ( 3.58m x 4.09m )

Carpet flooring, TV point, radiator and windows to the front and side.

### **Bedroom Four**

10' 8" x 11' 10" ( 3.25m x 3.61m )

Carpet flooring, TV point, skylight, radiator and window to the side.

### **Bedroom Five**

8' 5" x 15' 11" ( 2.57m x 4.85m )

Laminate flooring, storage under the front window, telephone point and radiator.

### **Bathroom**

Tiled flooring, WC, wash hand basin, free standing bath, radiator and window to the rear

### **Loft**

The upstairs loft space has the potential to be a bedroom with ensuite.

## **Annexe**

The property benefits from a newly fitted annexe offering living room, kitchen, bathroom and a bedroom.

## **Double Garage**

21' 9" x 19' 11" ( 6.63m x 6.07m )

The garage has power and stairs leading to upstairs storage.

## **Outside Front**

To the front of the property is a large gravelled driveway which offers parking for multiple cars, a double garage to the side and a spacious annexe.

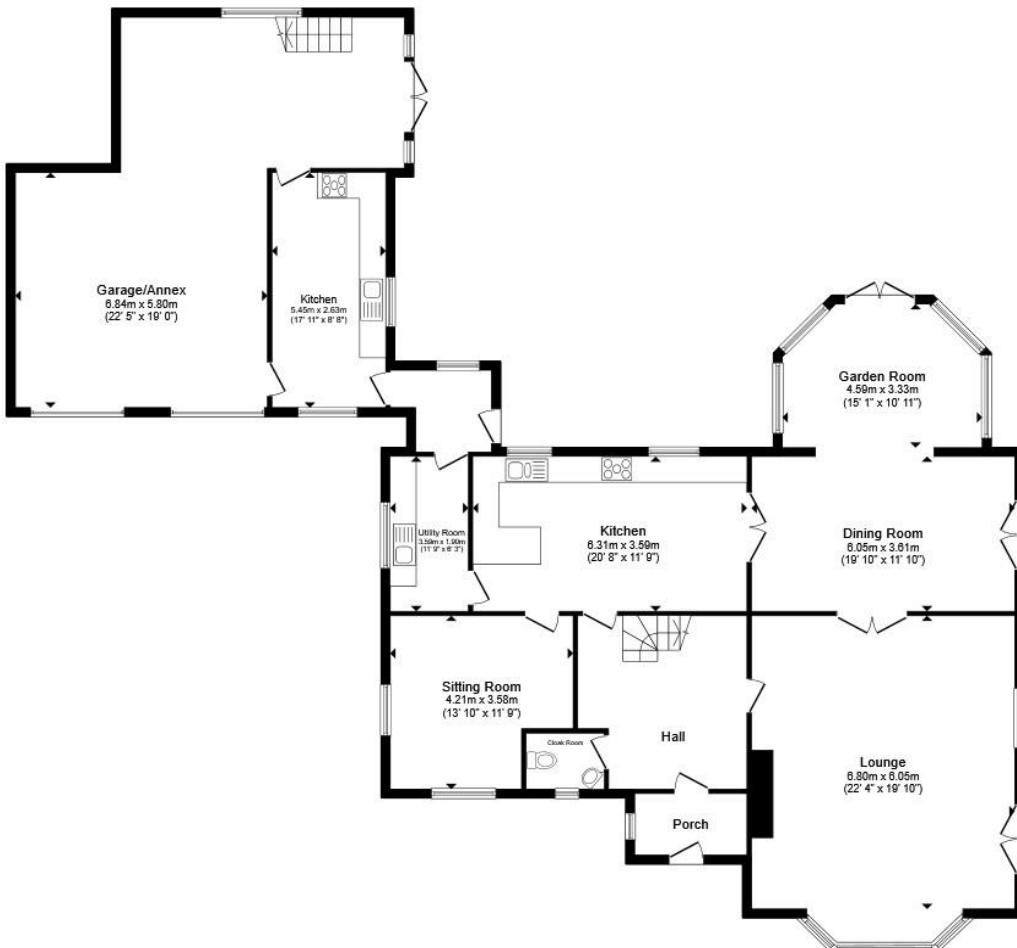
## **Rear Garden**

To the rear you'll find peaceful, south-facing countryside views and a very generous wrap around garden.

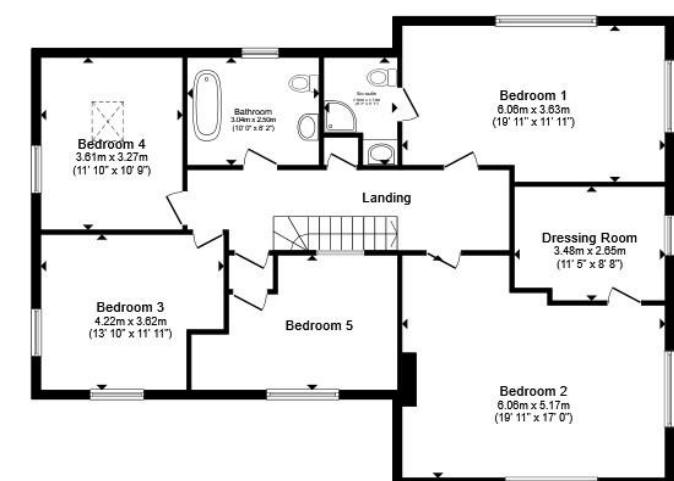


**view this property online** [williamhbrown.co.uk/Property/NWK106315](http://williamhbrown.co.uk/Property/NWK106315)





## Ground Floor



## First Floor

**Total floor area 375.2 m<sup>2</sup> (4,039 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Lotterwood House, Woodhouse Road, Norwell Newark

- INDIVIDUAL BUILD DESIGN
- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- OPEN PLAN KITCHEN/LIVING & UTILITY

Tenure: Freehold EPC Rating: D

Council Tax Band: G

# £775,000



view this property online [williamhbrown.co.uk/Property/NWK106315](http://williamhbrown.co.uk/Property/NWK106315)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
NWK106315 - 0005

 william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](http://williamhbrown.co.uk)