

Mill Close, Sutton on Trent



A fantastic modern two bedroom home, enjoying **WONDERFUL COUNTRYSIDE VIEWS TO THE REAR**, and offered for sale with **NO CHAIN**. The well presented accommodation comprises a welcoming living room, fitted kitchen, ground floor cloakroom, two bedrooms and a first floor bathroom. Outside the property benefits from an allocated parking space, and a particularly appealing **SOUTH FACING REAR GARDEN**, ideal for enjoying the sunshine. The property is double glazed and has electric storage heating. An excellent opportunity for first time buyers, downsizers or investors.

£140,000



Situation and Amenities

Located around 8.5 miles from the busy market town of Newark, Sutton-on-Trent has a wide range of amenities, including a GP surgery, church, convenience store, pub, library and a well regarded primary and nursery school. The village has a vibrant feel, with a sports centre (home to football teams and regular exercise classes) and an annual festival every September – with live music, arts and crafts, classic cars and more. Set in the heart of the beautiful Nottinghamshire countryside, the local area is perfect for walking, cycling, and exploring nature. Sherwood Forest, which is around 13.5 miles away, offers scenic forest trails, picnic spots and regular events. Other nearby attractions include Doddington Hall, Clumber Park, Newark Castle, and the Newark Air Museum. Lincoln lies approximately 18 miles to the east – a historic cathedral city with cobbled streets, independent shops, galleries, and a hilltop castle. Sutton on Trent has excellent transport links across the region via road and rail. Nearby Newark offers direct trains to London King's Cross in around 80 minutes, along with services to major cities. The A1 and A46 are within easy reach of the village.

Accommodation

Upon entering the front door, this leads into:

Entrance Hall

The entrance hallway has doors into the ground floor cloakroom and the living room. An opening leads through into the kitchen. The hallway has an understairs storage cupboard, vinyl flooring, an electric storage heater and a ceiling light point.

Living Room 15' 1" x 12' 7" (4.60m x 3.83m)

A bright and spacious reception room having a window overlooking the rear aspect, an opaque window to the side, and a door leading out into the the garden. The living room has a feature fireplace, a ceiling light point and an electric storage heater. From here the staircase rises to the first floor.

Kitchen 8' 0" x 6' 4" (2.43m x 1.92m)

The ground floor features a recently installed kitchen has a window to the front elevation and is fitted with a good range of wooden wall and base units with roll top work surfaces. There is a single drainer stainless steel sink, and integrated appliances include an oven, and an electric hob with extractor above. In addition there is space and plumbing for a washing machine, and further space for an under-worktop fridge. The kitchen is enhanced with newly laid vinyl flooring, and has a ceiling light point.

Ground Floor Cloakroom

The newly updated cloakroom is fitted with a low level WC and wash hand basin. The room has a ceiling light point, continuation of the vinyl flooring, an extractor fan and a heated towel rail.

First Floor Landing

As mentioned, the staircase rises from the living room to the first floor landing which has doors into both bedrooms and the bathroom. The landing has a ceiling light point and also provides access to the loft space.

Bedroom One 12' 7" x 8' 0" (3.84m x 2.44m)

A good sized double bedroom having two windows to the front elevation, built-in wardrobes, a ceiling light point and an electric storage heater.

Bedroom Two 12' 7" x 7' 5" (3.84m x 2.25m)

Bedroom two is also a good sized double and has two windows to the rear elevation enjoying views of the garden and countryside beyond. The room has built-in wardrobes, a ceiling light point and an electric storage heater. A cupboard housing the electric immersion heater is located here.

Bathroom 7' 5" x 6' 1" (2.25m x 1.85m)

The bathroom has an opaque window to the side elevation and is in need of modernisation. Currently fitted with a bath, wash hand basin with storage unit under and WC.

Outside

To the front of the property is a paved area and an allocated parking space for one car. There is a brick built store and outside wall mounted lighting.

Rear Garden

To the rear of the property is a fabulous south facing low maintenance garden, mainly laid to paving with gravel borders. The rear garden has recently been re-fenced and also has outside wall mounted lighting.

Council Tax

The property is in Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

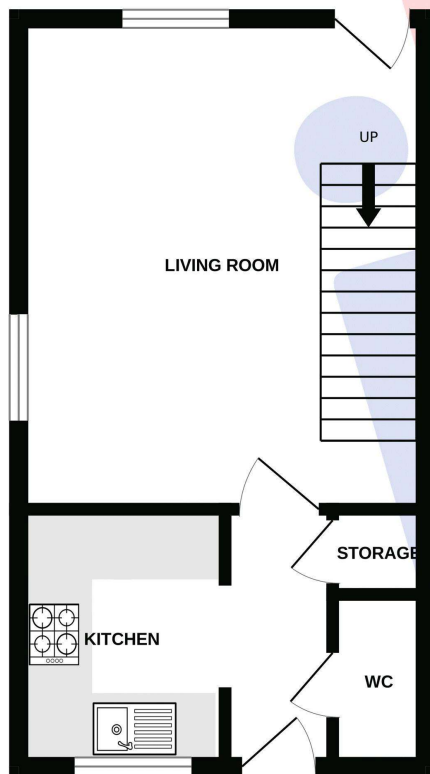
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

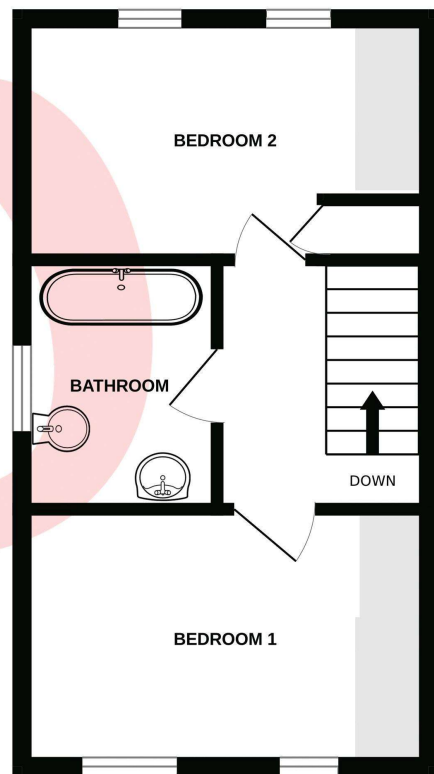
Services/Referral Fees

Please note that we can highly 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. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. 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. 00007880 24 September 2026

GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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