



High Street, Stapleford



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Guide Price £270,000 to £280,000

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## Key Features

- Deceptively Spacious Semi Cottage
- Popular Village Location
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Large Gardens
- No Chain
- Council Tax Band: B
- EPC Rating: E
- Tenure: Freehold



**\*MARKETED WITH NO CHAIN\*** An attractive and deceptively spacious period semi detached cottage, which has room to extend if required (subject to planning). Situated in the popular small village of Stapleford which lies just 6 miles northeast of the market town of Newark on Trent.

The property has very well presented accommodation comprising of; an entrance hall, lounge with multi fuel burner, separate dining room, kitchen, separate utility room and a bathroom, to the first floor there are three spacious bedrooms. The property benefits from oil central heating, a generous driveway, low maintenance and sizeable rear garden and from being located in a prime spot for good dog walking in the area. The property is being marketed with NO CHAIN.



## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

**Lounge** 14'0" x 11'11" (4.3m x 3.6m)

**Dining Room** 10'0" x 10'11" (3m x 3.3m)  
maximum measurements

**Kitchen** 13'11" x 6'5" (4.2m x 2m)

**Utility** 6'6" x 5'11" (2m x 1.8m)

**Bathroom** 6'2" x 5'11" (1.9m x 1.8m)

### First Floor Landing

**Bedroom One** 11'2" x 9'5" (3.4m x 2.9m)  
maximum measurements

**Bedroom Two** 12'7" x 9'0" (3.8m x 2.7m)  
maximum measurements

**Bedroom Three** 9'6" x 7'11" (2.9m x 2.4m)



## Services and Windows

Oil fired heating, electricity, water and drainage are connected, with the windows being wooden single glazing.

## Stapleford

The small village of Stapleford is conveniently located just 6 miles northeast of the market town of Newark on Trent and the A1 which lies within 3 miles is easily accessible. The village lies adjacent to the well known scenic area of Stapleford Woods and local primary schools can be found in the nearby villages of Brant Broughton and Bassingham. Regular main line trains run from Newark Northgate Station to London Kings Cross with journey times of just over 75 minutes.

## Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Interactive Property Report – MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

**Conveyancing** - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

**Mortgage Advice** - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

**Property Surveys** - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



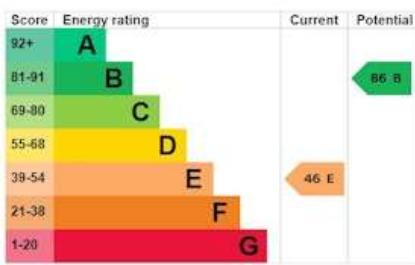
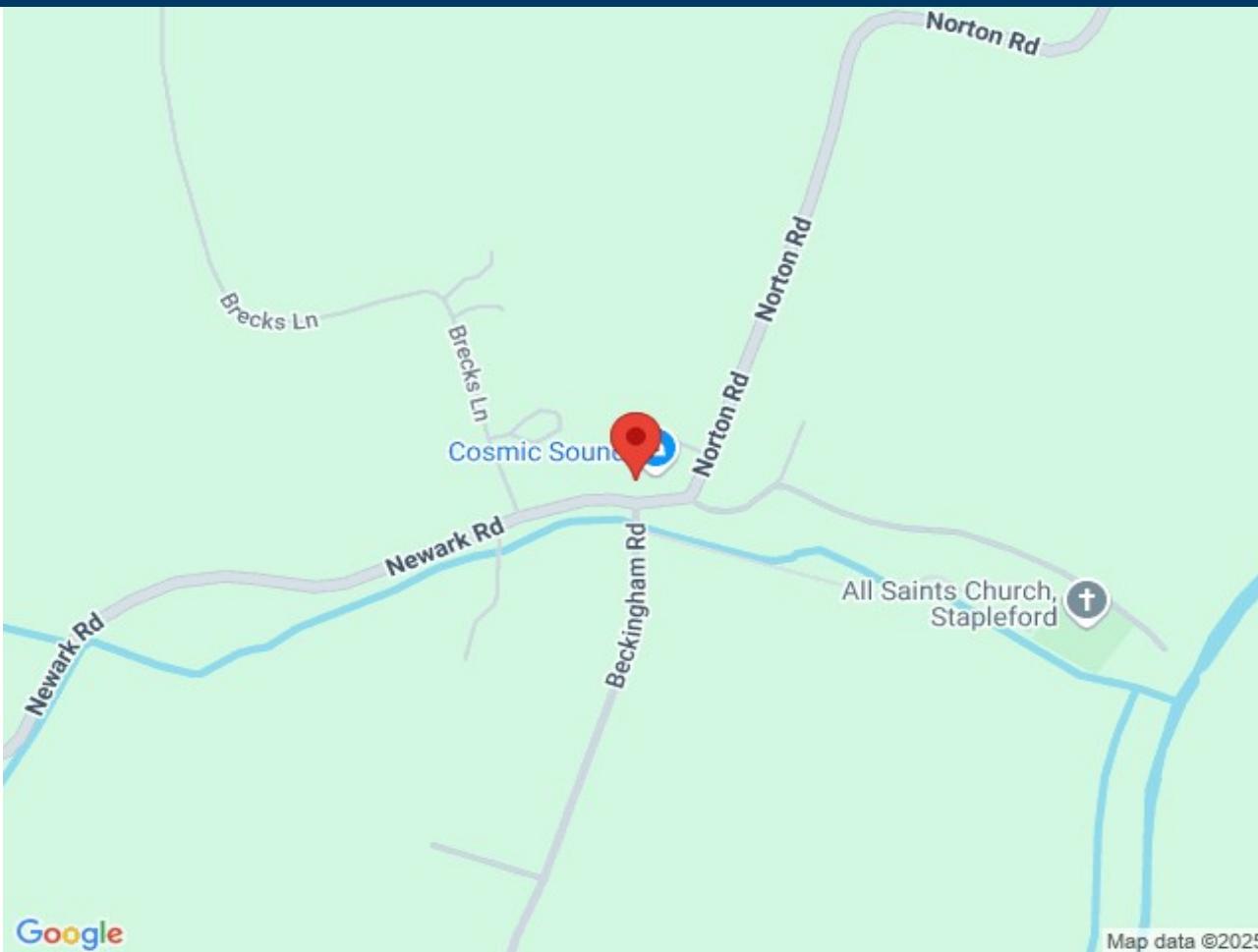
GROUND FLOOR



1ST FLOOR



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