

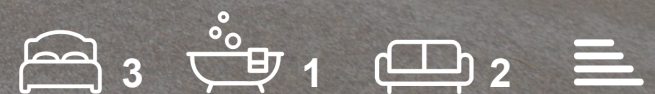


EDLIN & JARVIS
ESTATE AGENTS



6 Carlton Lane
Sutton-On-Trent, Newark, NG23 6PH

Offers Over £260,000



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6PH

QUAINT & QUIRKY COTTAGE

Nestled along the picturesque Carlton Lane in the quintessential English village of Sutton-on-Trent, this character-rich, three-bedroom semi-detached cottage offers a rare opportunity to curate your dream countryside escape. Surrounded by sweeping, countryside views, the property embodies the romance of rural living, welcoming you with authentic architectural charm and unlimited potential to modernise, customise, and breathe new life into every space. Offered with the distinct benefit of no upward chain, it stands ready for its next exciting chapter.

Stepping inside, the ground floor opens into a home made for both quiet relaxation and joyful gatherings. A cosy sitting room provides a tranquil sanctuary to unwind, while the generous lounge diner serves as the social heart of the home, ideal for long dinners with friends or relaxed Sunday family afternoons. The kitchen awaits a creative eye to transform it into a culinary haven, complemented by a convenient downstairs WC. Upstairs, three well-proportioned bedrooms promise peaceful evenings against a backdrop of rolling fields, served by a spacious family bathroom ready to be reinvented into a luxury spa-like retreat.

The real magic of this home lies within its grounds. The cottage sits proudly within an expansive, mature plot, where gardens burst with an established array of trees, vibrant shrubs, and flowering bushes—creating a secluded outdoor paradise for garden enthusiasts, summer alfresco dining, or simply listening to birdsong with a morning coffee. Ample off-road parking and a detached garage add ultimate practical convenience. Adding even further allure is the exceptional potential to acquire an additional plot of approximately 0.75 acres situated just to the right of next door, available subject to negotiation for those seeking extra land or paddock space.





Beyond your garden gate, Sutton-on-Trent offers an enviable village lifestyle that balances peaceful surroundings with a thriving community spirit. Everyday essentials are right on your doorstep, with a well-stocked village shop, traditional local pub, doctor's surgery, and a welcoming community centre. Families will appreciate the access to quality education, with Sutton-on-Trent Primary School serving the local area, alongside seamless access to high-performing secondary options and academies nearby, such as Tuxford Academy. Excellent transport links mean you are never isolated; the nearby A1 provides swift road connections North and South, while Newark Northgate station sits just a short drive away, offering high-speed rail links direct to London King's Cross in under 75 minutes. This is more than just a home needing a light refresh; it is a lifestyle canvas waiting for your unique vision.

Lounge

15' x 10'9 (4.57m x 3.28m)

Dining Area

15'0 x 6'4 (4.57m x 1.93m)

Kitchen

15'1 x 6'4 (4.60m x 1.93m)

Sitting Area

12'3 x 10'9 (3.73m x 3.28m)

WC

Landing

Bedroom One

15'0 x 10'9 (4.57m x 3.28m)

Bedroom Two

12'3 x 10'9 (3.73m x 3.28m)

Bedroom Three

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

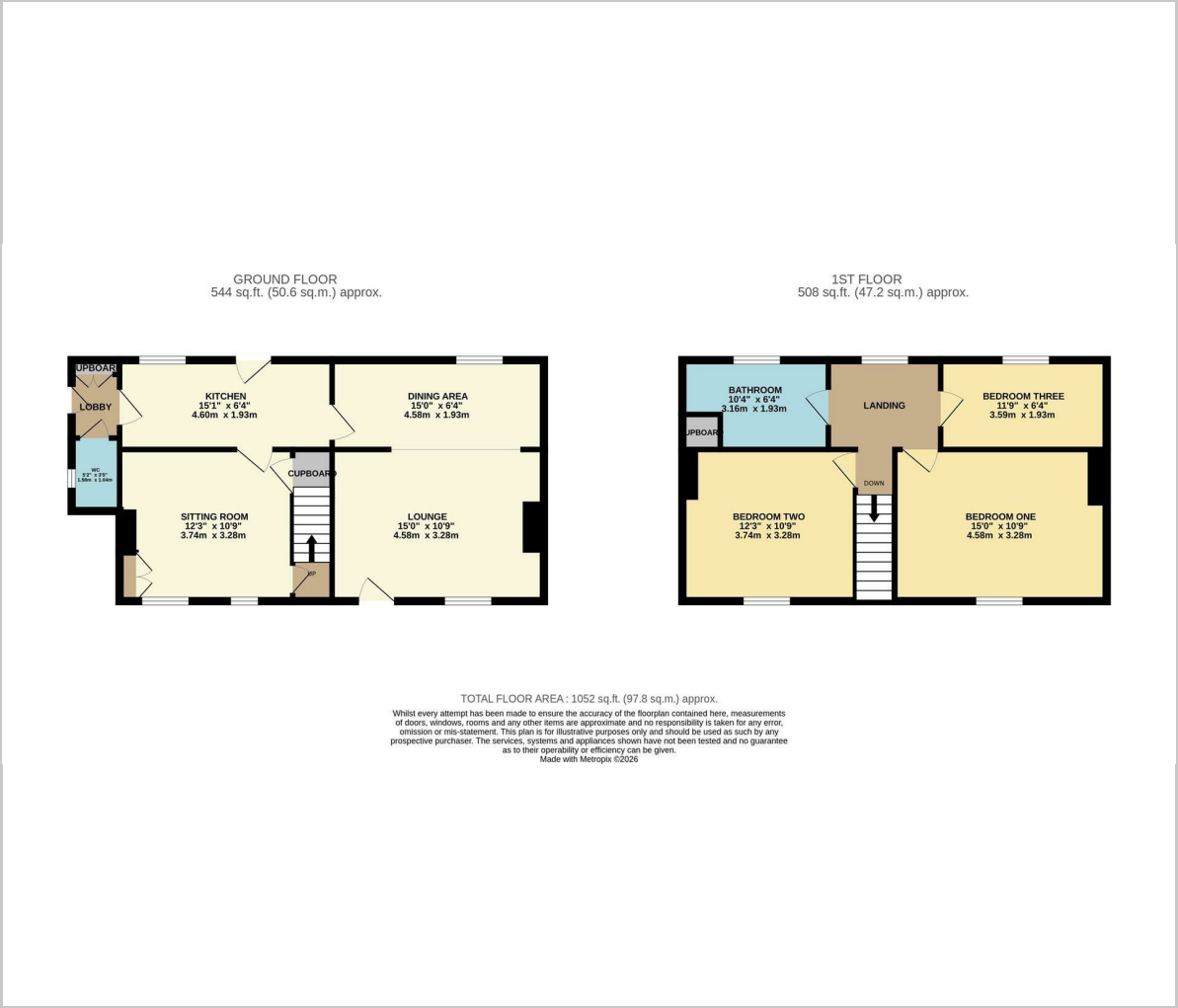
Bathroom

10'4 x 6'4 (3.15m x 1.93m)

Garage



Floor Plan



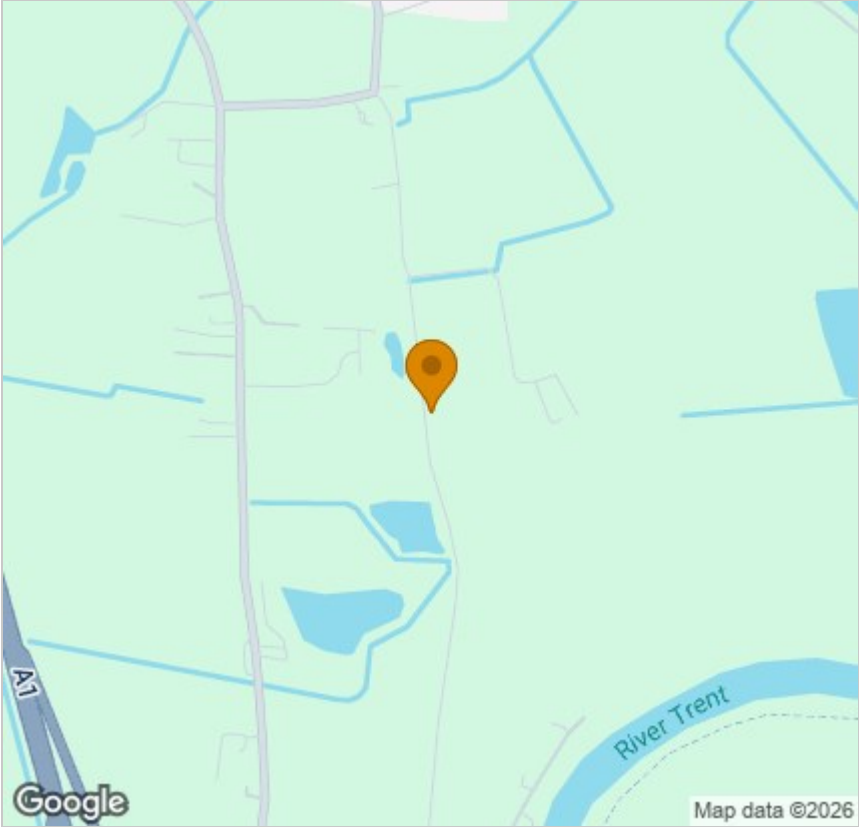
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

