



**Dumbles, Main Street, Oxton,
Southwell, NG25 0SA**



Book a Viewing!

Offers In Excess Of £700,000

Set behind gates on an enclosed plot, this beautifully renovated family home offers a blend of modern living and future potential, with parking for multiple vehicles and gardens designed for both relaxation and entertaining. At the heart of the home is a stunning Open-Plan Kitchen, Dining and Entrance space, thoughtfully designed with Quartz work surfaces, a central island, and expansive multi-panel folding doors that seamlessly connect the indoors with the rear garden. A practical Boot Room and Downstairs WC add convenience, while the inviting Living Room features a charming open fireplace. Further enhancing the ground floor is a Utility Room with space for laundry appliances, along with an additional Reception Room boasting a vaulted ceiling. An adjoining plaster boarded room, already first-fixed for a shower room, offers flexibility to create a home office or guest suite.





LOCATION

Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a primary school; a village hall and traditional public houses.

ENTRANCE HALL With double glazed composite double doors leading to an open plan entrance hall, stairs leading to the first floor, inset spotlights, tiled floor with underfloor heating and inset doormat. Doors to boot room, WC and to living room. Open plan to kitchen diner.

BOOT ROOM 5' 10" x 3' 7" (1.78m x 1.10m) With uPVC double glazed sash window to the front elevation, inset spotlights and tiled floor with underfloor heating.

WC 5' 2" x 3' 2" (1.6m x 0.97m) With concealed low level WC and wash handbasin, inset spotlights, extractor and tiled floor with underfloor heating.



KITCHEN DINER 28' 6" x 16' 4" (8.7m x 5m) Shaker style units with a mixture of base and tall units and centre island with Quartz work surfaces incorporating a double ceramic sink with mixer tap. Two Bosch ovens, extractor and hob in one, integrated dishwasher and space for a fridge freezer. Tiled flooring with underfloor heating, inset spotlights, aluminium multi-panel folding doors onto the rear garden and door to utility.

UTILITY 6' 6" plus rear entrance hall x 6' 6" (2m x 2m) With spaces for a tumble dryer, space and plumbing for a washing machine, uPVC double glazed sash window to the front elevation, wall mounted gas central heating boiler and hot water cylinder. Tiled flooring with underfloor heating, double glazed composite door to the rear.



RECEPTION ROOM/BEDROOM FIVE 16' 0" x 11' 1" (4.9m x 3.4m extending to 5.6m) uPVC double glazed sash windows to the side elevation, Velux skylight windows, uPVC double glazed French doors onto garden, vaulted ceiling with inset spotlights.

STUDY/POTENTIAL SHOWER ROOM 9' 2" x 4' 7" (2.79m x 1.4m) With first-fixed for a shower room, this plaster boarded room has a uPVC double glazed sash window to the rear elevation and vaulted ceiling.

LIVING ROOM 21' 7" x 12' 9" (6.6m x 3.9m) With uPVC double glazed sash windows to front and rear elevations, inset spotlights, herringbone style flooring with under floor heating and open fireplace with wooden mantle.



BATHROOM 9' 6" x 6' 2" (2.9m x 1.9m) Fitted with a contemporary four piece suite, comprising a freestanding bath with mixer tap corner, shower cubicle with mains fed, rainhead shower, concealed low level WC and wash handbasin with vanity unit. Tiled splashbacks, tiled floor, extractor, inset spotlights, TV and uPVC double glazed sash window to the rear elevation.

MASTER BEDROOM 13' 5" x 12' 9" (4.1m x 3.9m) With uPVC double glazed sash windows to the front elevation, column radiator, inset spotlights, internal window and opening to the dressing room.

DRESSING ROOM 10' 5" x 9' 10" (3.2m x 3m) With uPVC double glazed sash window to the front elevation, inset spotlights, vertical column radiator, herringbone style flooring and door to en-suite.



EN-SUITE 8' 10" x 5' 2" (2.7m x 1.6m) Modern three piece suite, comprising a concealed low-level WC, wash hand basin with vanity unit and walk-in shower with a mains fed rainhead shower. Tiled splashbacks, tiled floor, inset spotlights and uPVC double glazed sash window to the rear elevation.

BEDROOM TWO 12' 9" x 10' 5" (3.9m x 3.2m) With uPVC double glazed sash windows to front and side elevations, inset spotlights and column radiator.

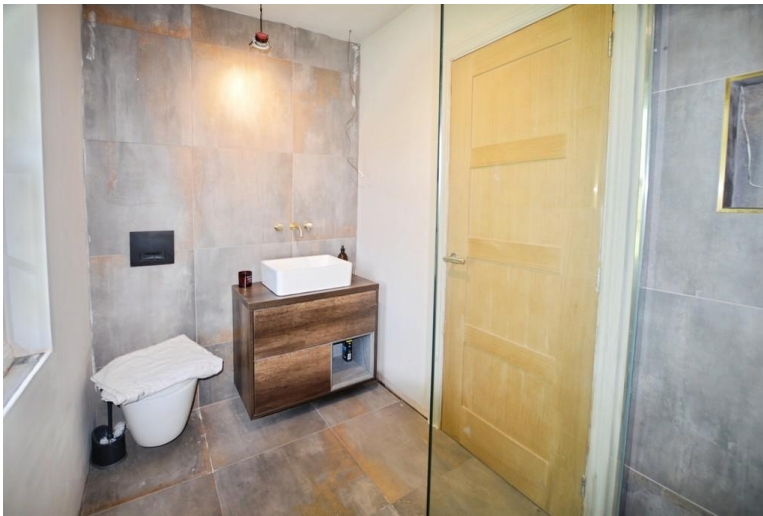


BEDROOM THREE 10' 9" x 9' 10" (3.3m x 3m) With uPVC double glazed sash window to the rear elevation, inset spotlights, column radiator and access to the partially boarded loft via a pull down ladder.

BEDROOM FOUR 9' 6" x 10' 9" (2.9m x 3.3m) With uPVC double glazed sash windows to rear and side elevations, column radiator and inset spotlights.

CARPORT 16' 0" x 15' 1" (4.9m x 4.6m) With openings at front and rear.

OUTSIDE Gated access at the front leading to gravelled parking at the front with parking for several vehicles, access to the carport and with an EV charger. To the rear and side are lawned gardens with paved patios.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





WEBSITE

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GETTING A MORTGAGE

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NOTE

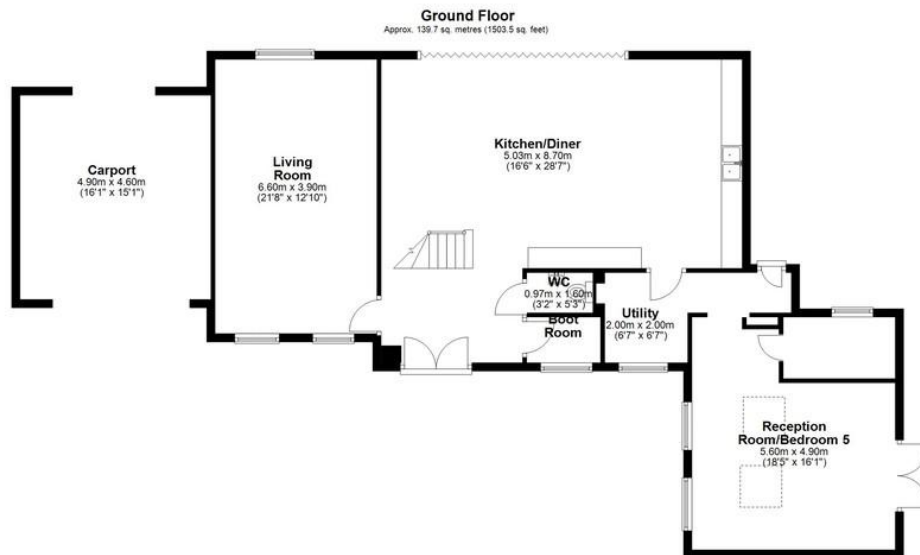
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 215.5 sq. metres (2320.1 sq. feet)
Dumbles, Main Street, Oxton

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

