



## Rose Dene, Church Lane

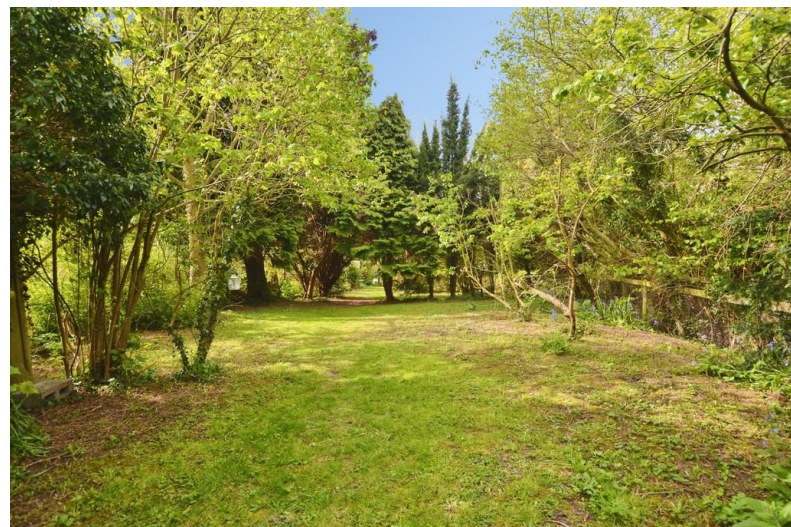
Maplebeck, NG22 0BS



Book a Viewing

**£350,000**

No Onward Chain- Situated in the charming village of Maplebeck, Rose Dene offers the prospective purchaser a ideal opportunity to fully renovate and extend (subject to planning) this Detached Cottage which is a hidden gem with the most wonderful and private rear large garden which must be seen to be appreciated. The cottage itself at present comprises, Lounge, Dining Room, Breakfast Kitchen with Three First Floor Bedrooms and Bathroom. Outside, steps lead up to the well stocked front garden with a patio area and to the rear the garden is in three sections with formal lawn garden directly to the rear of the cottage with walk way through to the wooded garden area having established trees and with further lawn garden with timber store and double gates off a private drive to the top of the garden. Call 01636 813971 to view today to avoid disappointment.





#### **SERVICES**

Mains electricity and water services available and cesspit.  
Oil central heating.

**EPC RATING** – F.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Maplebeck is a small village located in the district of Newark and Sherwood, Nottinghamshire. The village is situated on the edge of Sherwood Forest and is surrounded by beautiful countryside. The village has a population of around 200 people and is known for its peaceful and tranquil atmosphere. Maplebeck is a popular destination for tourists who are looking for a quiet and relaxing getaway. The village of Maplebeck has a rich history that dates back to the 11th century.



The village was mentioned in the Domesday Book of 1086 and was known as "Mapelbec". The village was originally owned by the Bishop of Lincoln and was later passed on to the Earls of Chester. The village has a number of historic buildings, including St. Radegund's Church, which dates back to the 12th century. The church is a Grade II listed building and is known for its beautiful stained glass windows. The Beehive Inn is also located in the village, the smallest pub in Nottinghamshire

## ACCOMMODATION

### ENTRANCE

With double glazed door and double glazed windows to either side giving access to the lounge.

### LOUNGE

11' x 12' (3.35m x 3.66m) With open tiled fireplace, radiator, door off to dining room and archway to the kitchen.

### DINING ROOM

11' x 12' 4" (3.35m x 3.76m) With a brick fireplace and tiled hearth, wall lights, radiator, double glazed double doors to the front elevation and archway to the kitchen.

### KITCHEN/BREAKFAST ROOM

7' x 24' 8" (2.13m x 7.52m) With a range of base units with work surface over, stainless steel single drainer sink unit, electric cooker point, central heating boiler, plumbing for washing machine and dishwasher, three glazed windows to the rear elevation, stairs off the the first floor landing and door off to the conservatory.



### CONSERVATORY

14' 1" x 8' (4.29m x 2.44m) With glazed panelled door to the front elevation, wooden door to the rear elevation and double glazed windows to the side elevation.

### FIRST FLOOR LANDING

With small loft hatch.



### BEDROOM 1

11' x 12' (3.35m x 3.66m) With double glazed window to the front elevation, radiator and cast iron fireplace.

### BEDROOM 2

11' x 12' 2" (3.35m x 3.71m) With double glazed window to the front elevation, radiator, wash hand basin with vanity storage beneath and brick open fireplace.

### BEDROOM 3

7' x 12' 2" (2.13m x 3.71m) With double glazed window to the rear elevation and radiator.



### BATHROOM

7' x 9' 1" (2.13m x 2.77m) Comprising of bath, low level WC, shower cubicle with Triton shower, pedestal wash hand basin, radiator, glazed panelled window to the rear elevation, storage cupboard and picture window from the landing.



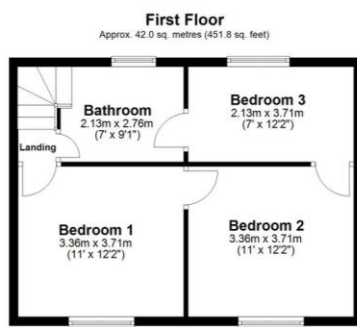
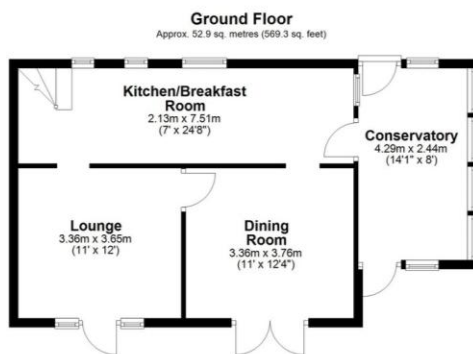
## OUTSIDE

### FRONT

To the front of the property a pathway leads up from Church Lane to the totally enclosed front garden, which is mainly lawned, established and well stocked flower/shrub beds and borders. Hidden oil storage tank and cesspit, a patio area to the front of the property and access, via the conservatory, to the totally enclosed rear garden.

### REAR GARDEN

With outside WC. The stunning rear garden is set out in three sections. The first section of the garden with a pathway leading to the continuation of garden. This formal lawned garden has flower/shrub beds and borders, with an archway leading to a further wooded garden area with a variety of established trees and flowers/shrub beds. This in turn leads to the top of the garden which has vehicular access to a delightfully private and enclosed lawned garden with hedge and tree perimeter. This would offer the opportunity, subject to planning, for a workshop or a garage potentially.



Total area: approx. 94.9 sq. metres (1021.1 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanIt.

**Rose Dene, Church Lane, Maplebeck**

### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Giso n Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### 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 roughly checked.

### GENERAL

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