

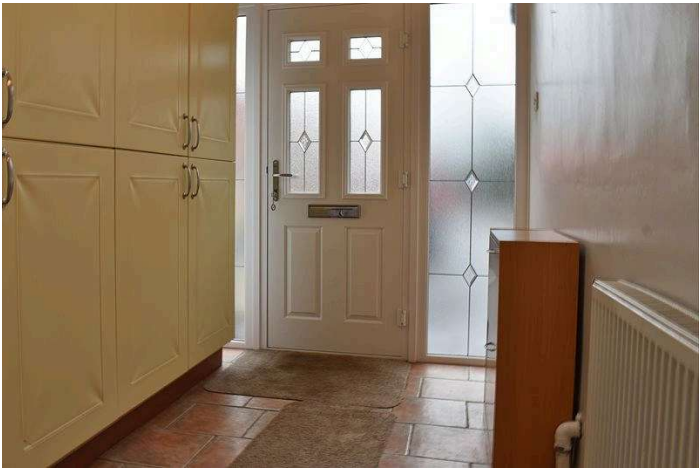
## Nursery Lane, Sutton on Trent



**GUIDE PRICE £260,000 to £270,000.** A deceptively spacious and very well presented three bedroom end terraced property situated in the heart of this sought after village location. In addition to the three bedrooms, there is an entrance hallway, side porch, lounge/diner, well appointed kitchen, cloakroom, conservatory and first floor bathroom. The property has off road parking, a garage in a block, and a delightful rear garden with open paddock views. Double glazing and oil fired central heating are installed.

**Guide Price £260,000 to £270,000**

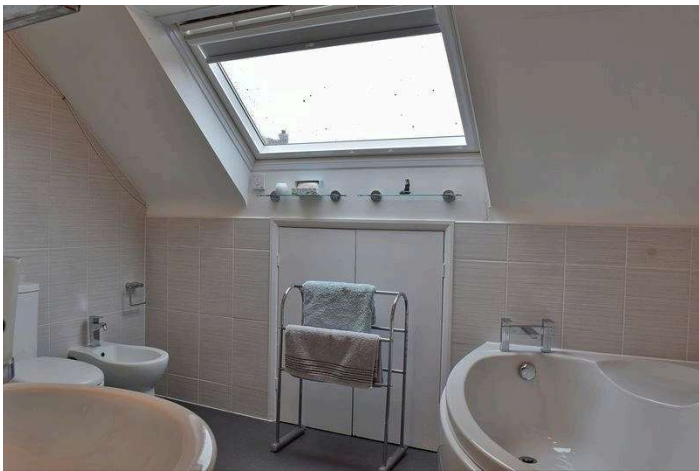












## Situation and Amenities

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 Porch 9' 6" x 7' 0" (2.89m x 2.13m)

This large and useful porch also serves as a small utility area and has space and plumbing for a washing machine. The porch provides an ideal storage space for coats etc. and has a ceramic tiled floor, a Velux skylight window and a radiator. A glazed door leads through to the entrance hallway.

### Hallway

The hallway has the staircase rising to the first floor and doors into the cloakroom, the lounge/diner and kitchen. The hallway is of sufficient size to accommodate a small study area if required, and has cornice to the ceiling, a ceiling light point and a radiator.

### Cloakroom

The ground floor cloakroom has an opaque window looking back to the entrance porch, and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceramic tiled floor, part ceramic tiling to the walls, recessed ceiling spotlights and a radiator.

### Kitchen 13' 2" x 10' 10" (4.01m x 3.30m)

The kitchen has a window to the front elevation, and is fitted with an excellent range of contemporary base and wall units, with roll top work surfaces and a combination of metro tiles and acrylic splash backs. There is a stainless steel sink, and integrated appliances include a double oven, induction hob with extractor hood above, fridge and dishwasher. The kitchen is of sufficient size to accommodate a small dining table and has a ceramic tiled floor, recessed ceiling spotlights, kickboard lighting and a radiator. Accessed from here and sited beneath the staircase is a useful storage cupboard which also houses the central heating boiler. A glazed door provides access through to the side porch.

### Side Porch 12' 1" x 5' 4" (3.68m x 1.62m)

The side porch provides a most useful and versatile storage area and is fitted with a range of base units with roll top work surfaces. There are doors to the front and rear elevations. a perspex roof and the same ceramic tiled floor as that of the kitchen.

### Lounge/Diner 18' 9" x 17' 2" (5.71m x 5.23m) (at widest points)

This large 'L' shaped reception room has a high level window to the side elevation, sliding patio doors leading out into the garden, and French doors into the conservatory. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture. The focal point is the fireplace with electric fire sat on a marble effect hearth. The lounge/diner has cornice to the ceiling, three ceiling light points and two radiators.

### Conservatory 12' 7" x 8' 10" (3.83m x 2.69m)

The upvc conservatory has windows on all sides enjoying views across the garden and open paddock land, and French doors leading out to the patio. There is a ceramic tiled floor, a radiator and a wall light point.

## First Floor Landing

The staircase rises from the hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the bathroom. The airing cupboard and access to the loft space are located here.

### Bedroom One 14' 0" x 9' 8" (4.26m x 2.94m)

An excellent sized double bedroom with a window to the rear elevation overlooking the garden and open paddock land beyond. The bedroom has a fitted double wardrobe, a ceiling light point and a radiator.

### Bedroom Two 14' 0" x 8' 7" (4.26m x 2.61m)

A further double bedroom having a window to the rear with the same views, a fitted wardrobe with sliding mirror doors, a ceiling light point and a radiator.

### Bedroom Three 9' 7" x 7' 5" (2.92m x 2.26m)

A good sized third bedroom with a window to the front elevation, a ceiling light point and a radiator.



### Bathroom 10' 2" x 7' 11" (3.10m x 2.41m)

This excellent sized and well appointed bathroom has an electrically operated skylight window to the front elevation, and is fitted with a white suite comprising corner bath, pedestal wash hand basin, WC and bidet. In addition there is a double width walk-in shower cubicle with mains shower. The bathroom is complemented with ceramic wall tiling and also has a ceiling light point, a wall mounted heater and a heated towel rail. Access to the eaves storage space is obtained from the bathroom.

### Outside

To the front of the property is a small garden containing a number of mature shrubs and plants, and there is access via the side porch down the side. A footpath leads to the front door. Also to the front is off road parking. A short distance from the property and situated within a block of six is the garage.

### Single Garage

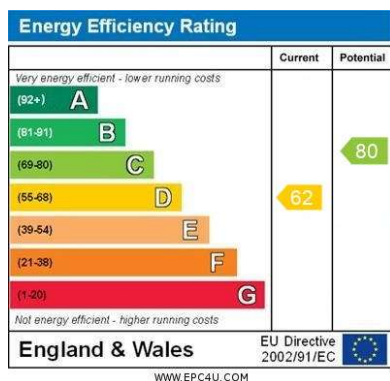
The garage has an up and over door.

### Rear Garden

The rear garden is fully enclosed and tiered in design. On the upper level is a patio area which is ideal for outdoor seating and entertaining. The middle level comprises a lawn edged with borders containing a number of mature shrubs and plants, and at the foot is a deck providing an alternative seating area. The two timber sheds are included within the sale. From the garden there are extensive views across paddock land.

### Council Tax

The property is in Band B.



### 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.

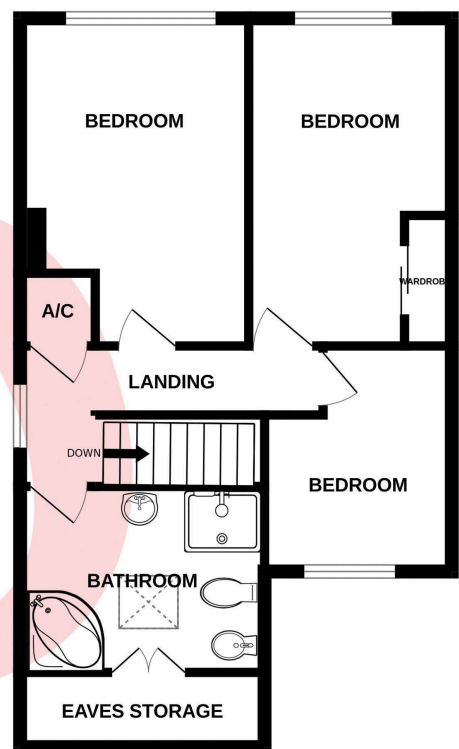
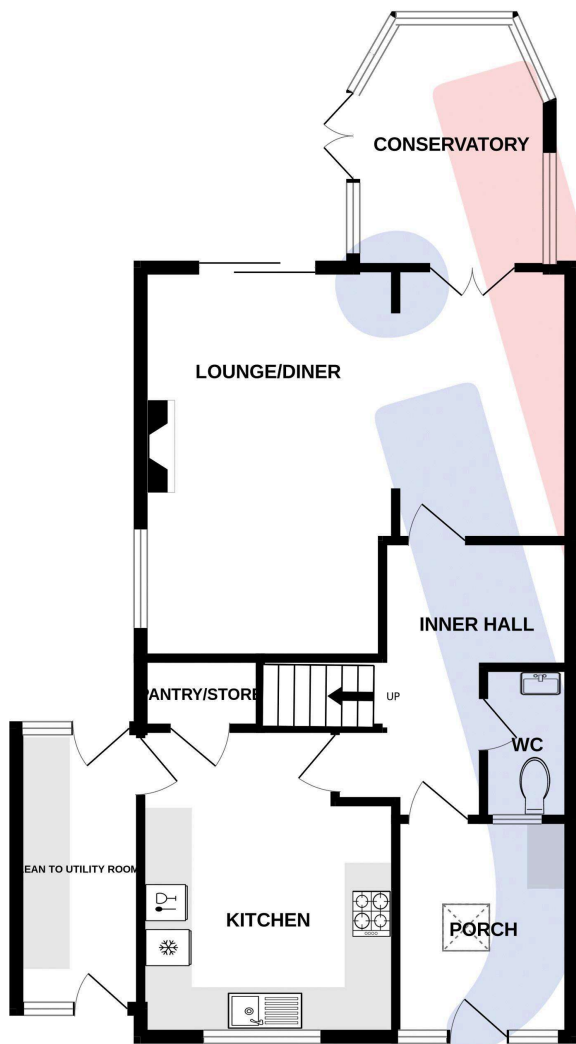
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### 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. 00007626 14 February 2026

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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