

Collies Cottage, School Lane, Norwell Newark NG23 6JP

william h brown

welcome to

Collies Cottage, School Lane, Norwell Newark

A beautiful, detached home situated in a quiet and peaceful spot in a sought-after village location. This family home offers generous living space comprising of a lounge, kitchen, dining room, study, utility, conservatory, four bedrooms with ensuite and family bathroom.













Entrance Hall
Window to the front, radiator and stairs rising to the first floor.

Lounge
Window to the front, two windows to the side, brick-built fireplace and two radiators.

Dining Room
Window to the rear and radiator.

Study
Window to the rear and radiator.

Kitchen
Fitted kitchen comprising of high and low units with work surfaces over, sink drainer unit, radiator and integrated fridge freezer. Window to the front and to the rear.

Utility Room
Fitted with low units, sink, radiator and plumbing for appliances. Window to the front and door to the rear.

Cloakroom
Window to the rear, WC, hand wash basin and radiator.

Conservatory
Patio doors to the rear.

First Floor Landing

Bedroom One
Window to the front, fitted wardrobes and radiator.

En-Suite
Skylight, bath, shower, WC, hand wash basin and radiator.

Bedroom Two
Window to the side, fitted wardrobes and radiator.

Bedroom Three
Window to the rear and radiator.

Bedroom Four
Window to the rear and radiator.

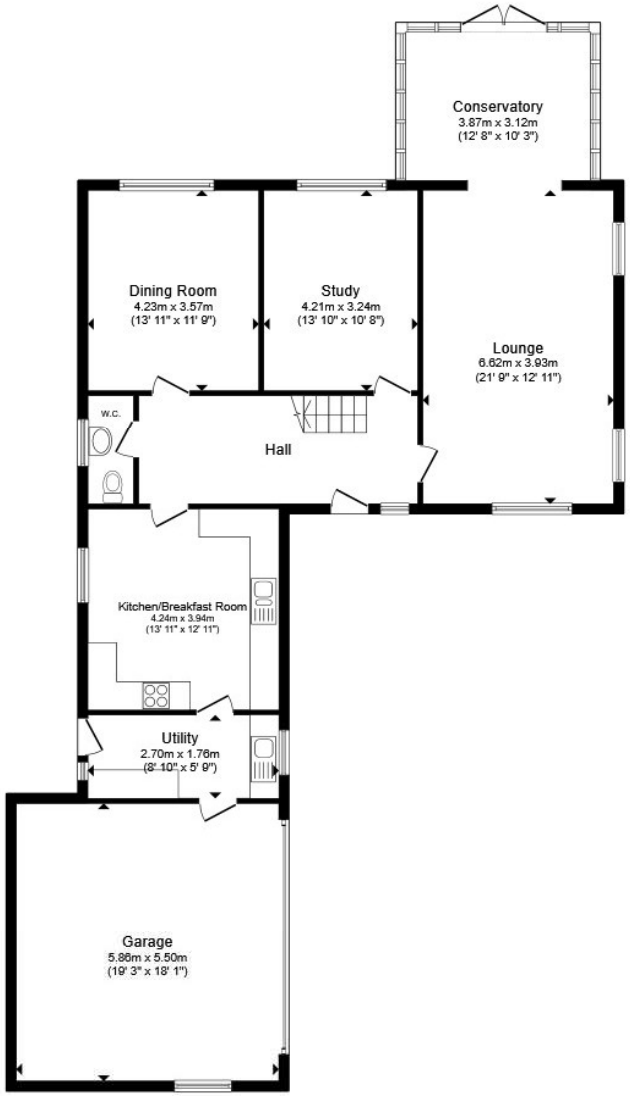
Bathroom
Window to the side, bath, WC, hand wash basin and radiator.

Garage

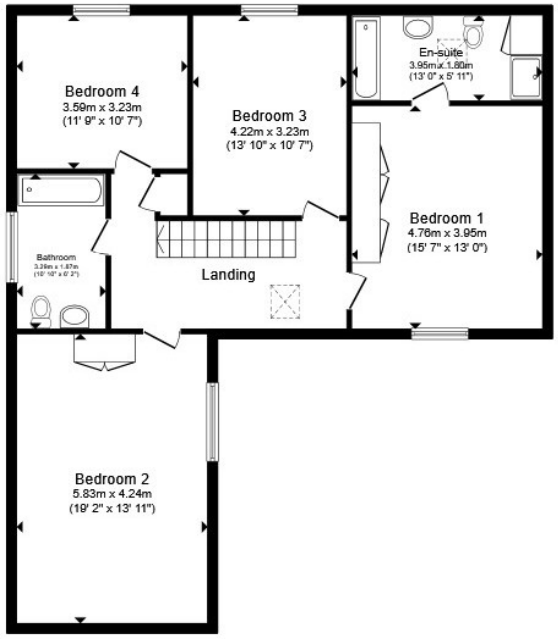
Front & Rear Of Property
Externally, the property is approached via a large gravelled driveway providing ample off-road parking for multiple vehicles, alongside a double garage and gated side access to the rear garden. The rear garden is mainly laid to lawn and features a patio seating area along with a range of shrubs, creating a private outdoor space, ideal for those seeking peaceful village living.

Agents Note One
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note Two
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Ground Floor



First Floor

Total floor area 240.8 m² (2,592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Collies Cottage School Lane, Norwell
Newark

- DETACHED COTTAGE
- FOUR BEDROOMS
- ENSUITE TO MASTER
- UTILITY ROOM
- CONSERVATORY

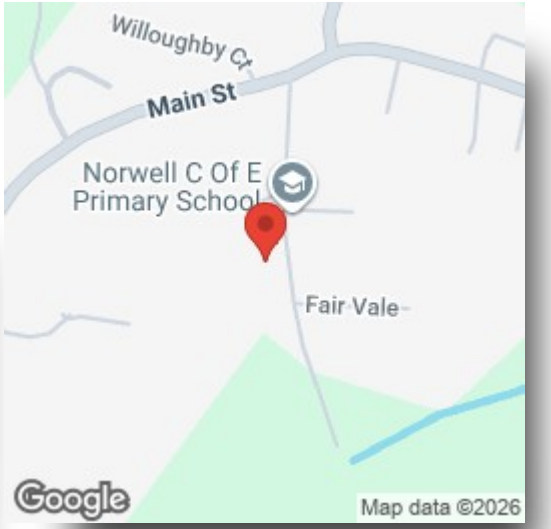
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£600,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106809

The Property Ombudsman

Property Ref:
NWK106809 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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