

EDLIN & JARVIS
ESTATE AGENTS

Vicarage Cottage High Street

Laxton, Newark, NG22 0NX

£400,000

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IDYLIC VILLAGE LIFESTYLE AT ITS BEST

Nestled alongside the historic village church in the heart of Laxton, famous for its unique heritage and picturesque open-field landscape, this beautiful three-bedroom link-detached home offers a rare blend of timeless country charm and effortless modern living. Stepping inside, you are greeted by an exceptional finish, thoughtfully refurbished throughout to create a warm, turn-key residence where no expense has been spared. At the heart of the home lies a stylish, recently refitted kitchen complete with premium appliances, including a magnificent Rangemaster cooker, an American-style fridge freezer, an integrated dishwasher, and a washing machine.

The ground floor flows effortlessly into a lovely dining room—perfect for hosting family gatherings—and a light-filled lounge where double bifold doors pull open to seamlessly connect the indoors with the garden. A newly installed downstairs WC adds essential practical convenience to the ground-floor layout.

Upstairs, three well-proportioned, light and airy bedrooms provide peaceful retreats, all served by a newly replaced, beautifully designed family bathroom. The current owner has completed a comprehensive suite of high-value upgrades to ensure complete peace of mind for the future, including brand-new energy-efficient windows and doors throughout, a newly installed boiler, water tank, oil tank, and septic tank, an upgraded consumer unit, fresh soffits, fascias, and guttering, as well as a full burglar alarm system. On cooler evening nights, the welcoming lounge centers around a charming log burner set upon a newly crafted hearth, perfect for curling up after a walk through the surrounding countryside.

The property benefits from excellent parking provision, with parking space to the side of the property and along the adjoining lane. There is also a car barn providing covered parking, along with a detached garage offering additional storage suitable for motorbikes.

Lounge
20'4" x 11'11" (6.20 x 3.64)

Dining Room
16'2" x 15'1" (4.94 x 4.62)

Kitchen
16'2" x 8'3" (4.94 x 2.53)

WC
3'3" x 6'0" (1.01 x 1.83)

Landing
12'3" x 12'5" (3.75 x 3.79)



















Bedroom One
16'2" x 11'11" (4.93 x 3.65)

Bedroom Two
10'2" x 10'10" (3.10 x 3.32)

Bedroom Three
5'10" x 11'0" (1.80 x 3.36)

Bathroom
6'4" x 12'6" (1.95 x 3.82)

Garage
10'7" x 16'5" (3.25 x 5.02)



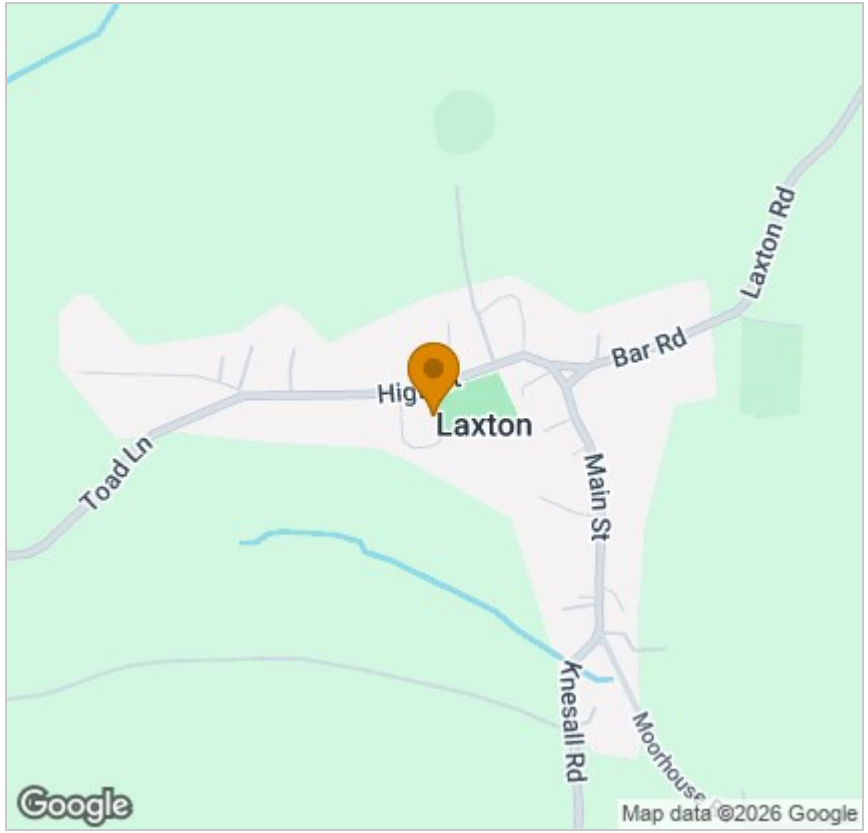




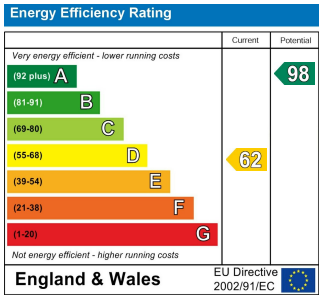
Floor Plan



Area Map



Energy Efficiency Graph



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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