



Main Street, Norton Disney

 4  2  2

Guide Price £350,000 to £375,000



### Key Features

- Detached Character Cottage
- Non Estate Location
- Four Bedrooms
- GF WC, FF Bathroom & Ensuite
- Lounge & Dining Room
- Dining Kitchen & Utility Room
- UPVC Double Glazing
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





A charming, detached, characterful cottage situated in a non estate position within the popular village of Norton Disney, this beautiful and well presented cottage oozes charm and character throughout.

The properties accommodation comprising of a large reception hall/study with feature fireplace, beamed lounge with feature fireplace, separate dining room, a spacious dining kitchen, WC and a separate utility room. To the first floor there are four bedrooms, master with ensuite shower room and a further four piece bathroom.



The property benefits from a well maintained enclosed cottage garden, single garage & driveway, oil fired central heating and modern UPVC double glazing installed in January 2022.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



## Norton Disney

Norton Disney is a charming village that lies just 8 miles northeast of the Market Town of Newark and 13 miles southwest of the Cathedral City of Lincoln. With excellent road and rail links, having easy access to the A46, A1 and Newark Northgate train station being on the East Coast main line giving access to Londons Kings Cross in approximately 80 minutes. It has a rich archaeological and cultural heritage, including the remains of a Roman villa and Iron Age and Roman artefacts. The village has a Grade 1-listed church the Church of Saint Peter and The Green Man Public House, serving real ales and offering an excellent food menu. The surrounding countryside offers fantastic opportunities for scenic walks, cycling, and horse riding.

## Accommodation - Rooms and Measurements

Reception Hall 11'7" x 11'4" (3.5m x 3.5m)  
maximum measurements

Lounge 13'0" x 11'8" (4m x 3.6m)

Dining Room 11'8" x 7'11" (3.6m x 2.4m)

Dining Kitchen 19'11" x 9'1" (6.1m x 2.8m)

Utility 9'1" x 8'3" (2.8m x 2.5m)

WC 5'11" x 3'9" (1.8m x 1.1m)

## First Floor Landing

Master Bedroom 15'10" x 9'1" (4.8m x 2.8m)  
maximum measurements

Ensuite 7'3" x 5'10" (2.2m x 1.8m)

Bedroom Two 13'2" x 11'5" (4m x 3.5m)





Bedroom Three 11'7" x 7'11" (3.5m x 2.4m)

Bedroom Four 8'6" x 8'1" (2.6m x 2.5m)  
maximum measurements

Bathroom 9'2" x 9'0" (2.8m x 2.7m)

Garage

### Services

Oil fired central heating. Electricity, water and drainage are connected.

### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



## Anti Money Laundering

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

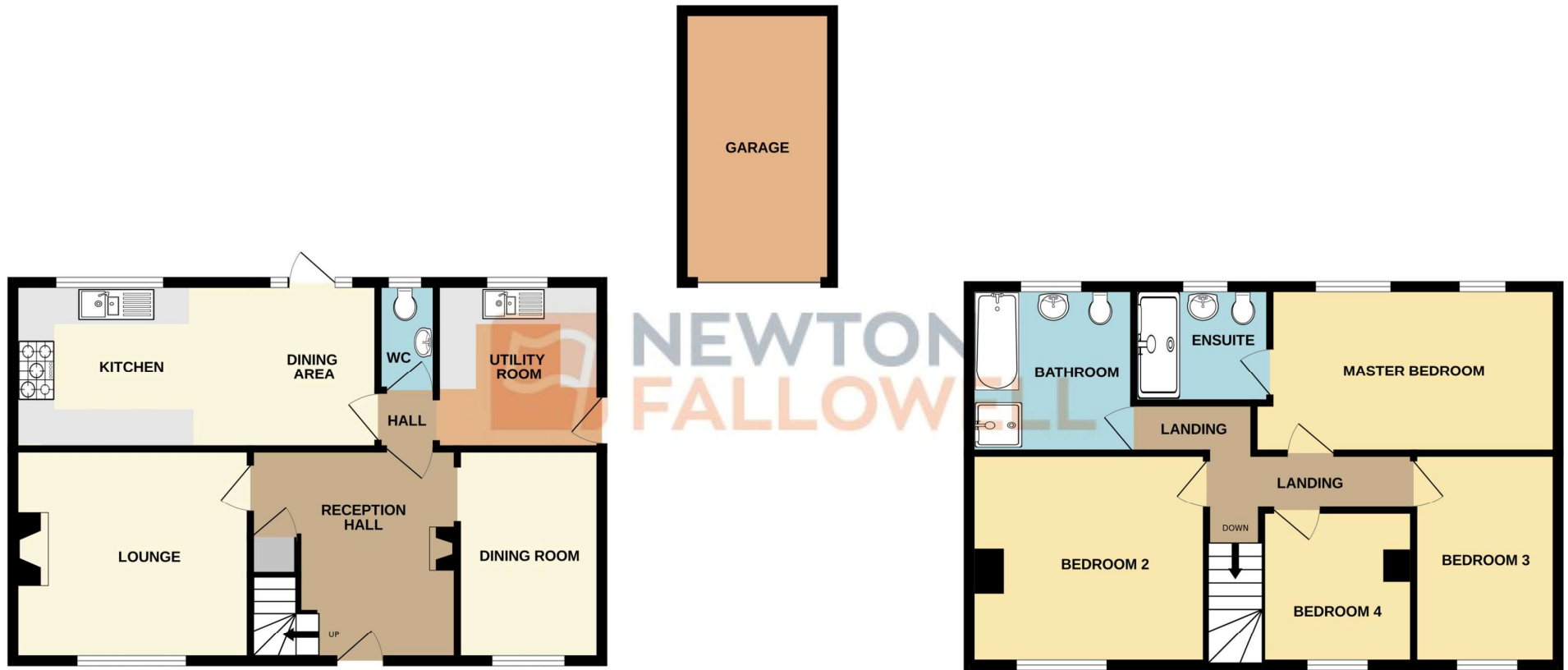
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



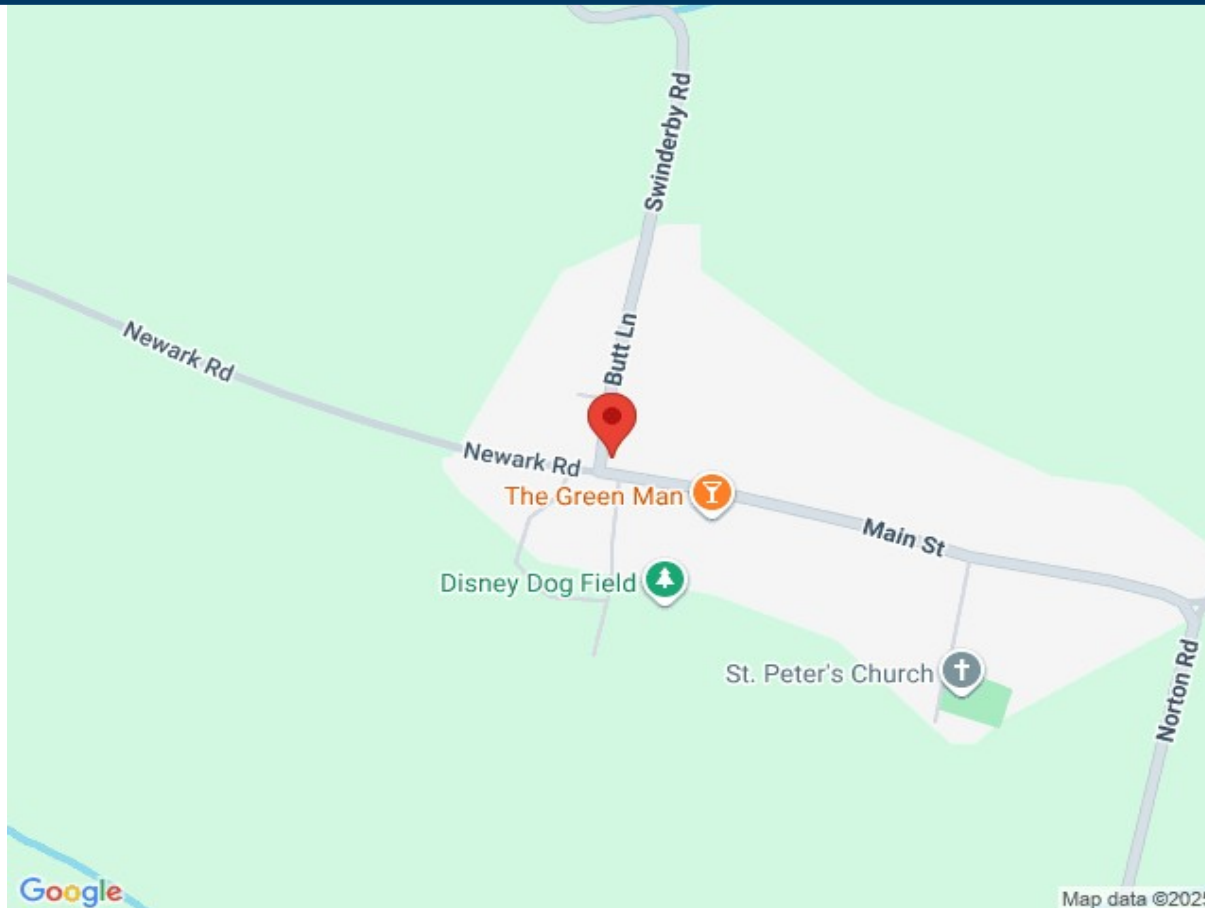


GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

