



Mill Lane, Kersall

Guide Price £530,000 to £550,000



Mill Lane

Kersall, Newark

Enjoying stunning open field views to rear, 'Mill Cottage' is an exemplary detached cottage that boasts a delightful rural location on the outskirts of the village of Kersall, which has superb access to neighbouring towns of Newark and Southwell. This home has spacious and flexible accommodation suiting a variety of needs as well as delightful landscaped wrap around gardens and hugely benefits from a DETACHED TRIPLE GARAGE and electric gated driveway.

The cottage's accommodation comprises to the ground floor: entrance porch, inviting entrance hallway, shower room and separate WC, spacious dual aspect lounge with feature multi fuel burning stove and two sets of French doors giving access to both front and rear garden, further dual aspect sitting room, large dual aspect dining kitchen with appliances to include a Stanley range cooker, four ring electric hob and electric oven, utility room, and an inner hall that gives access to two double bedrooms. The first floor has a family bathroom suite and two further double bedrooms, with the main bedroom being dual aspect and having fitted wardrobes.

Outside, the property is accessed with an electric gated entrance with opens through to a gravelled driveway that provides off street parking and gives access to the detached triple garage. The garage has two electric doors, and one manual up and over door, with power and light connected. A further brick store is connected to the rear of the garage, currently providing a brilliant log store. The gardens have been beautifully landscaped across a number of years to create multiple garden areas. The main garden is found to the front and has been tastefully planted with a variety of mature plants and shrubs, with a water feature and open summer house. A Mediterranean garden opens through to a magnificent paved seating area that enjoys far reaching views across open fields and benefits from a real sense of tranquility. A vegetable garden can also be found to the side of the property. Other features of this home include oil fired central heating and UPVC double glazing.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F





Entrance Porch

6' 6" x 3' 7" (1.98m x 1.09m)

Entrance Hallway

15' 6" x 6' 4" (4.72m x 1.93m)
maximum measurements

Ground Floor Shower Room

6' 9" x 6' 5" (2.06m x 1.96m)

Ground Floor WC

6' 2" x 3' 3" (1.88m x 0.99m)

Lounge

19' 0" x 17' 5" (5.79m x 5.31m)
maximum measurements

Sitting Room

12' 0" x 11' 6" (3.66m x 3.50m)

Dining Kitchen

19' 0" x 12' 9" (5.79m x 3.89m)
maximum measurements

Utility Room

11' 9" x 6' 3" (3.58m x 1.91m)

Inner Hall

7' 4" x 2' 10" (2.23m x 0.86m)

Bedroom Three

11' 7" x 10' 5" (3.53m x 3.17m)

Bedroom Four

11' 7" x 10' 4" (3.53m x 3.15m)



Bedroom One

18' 9" x 11' 9" (5.71m x 3.58m)
maximum measurements

Bedroom Two

12' 10" x 9' 0" (3.91m x 2.74m)
maximum measurements

Family Bathroom

12' 9" x 5' 11" (3.89m x 1.80m)

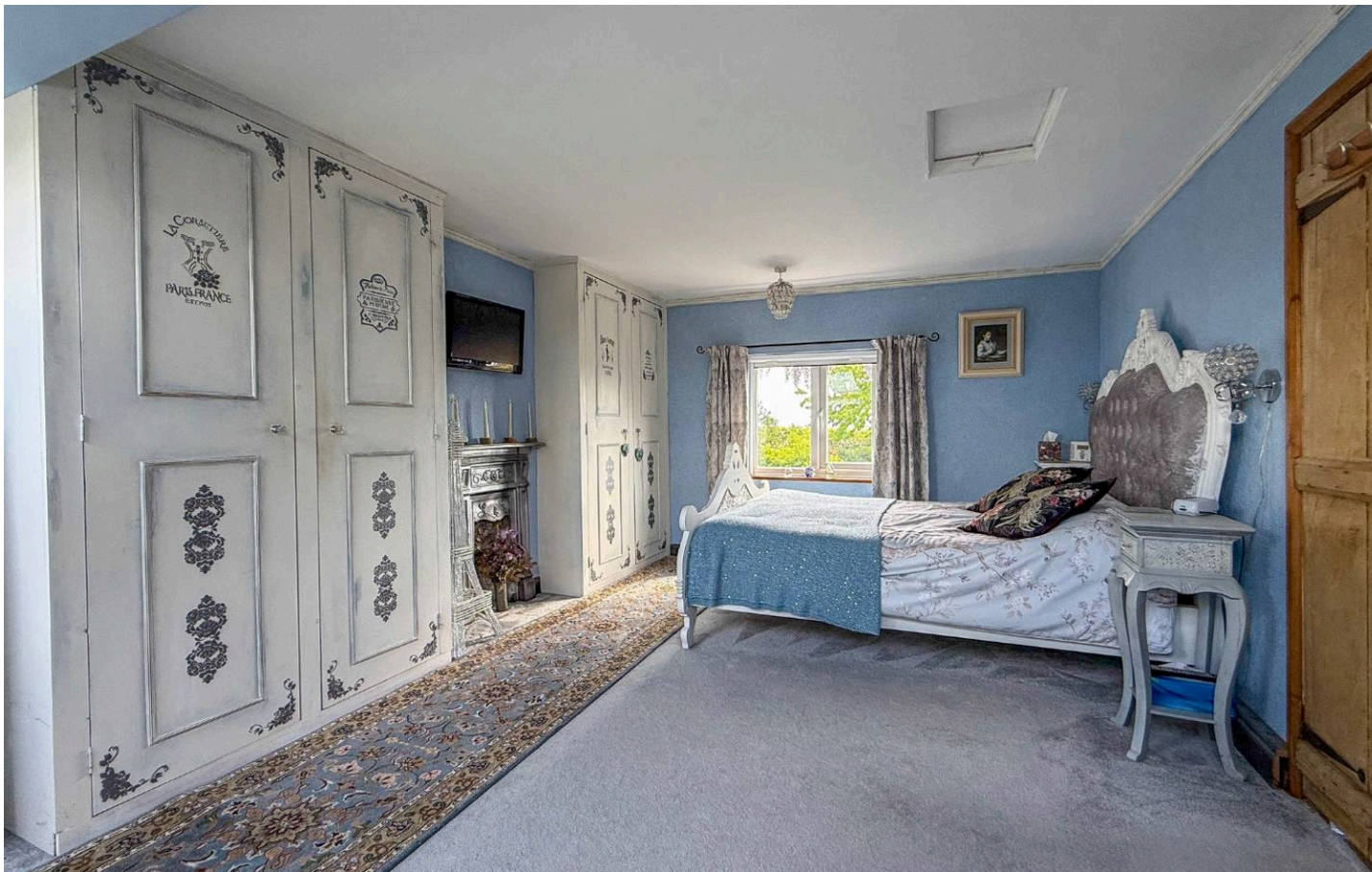
Triple Garage

29' 8" x 16' 9" (9.04m x 5.11m)

Brick Store

8' 4" x 5' 3" (2.54m x 1.60m)





Agent's Note - Drainage

The property's drainage is by way of a septic tank, that is located on a neighbouring property's land. Mill Cottage has right of access to service the septic tank.

Services

Oil fired central heating. Drainage by way of a septic tank. Mains electricity and water are connected.



Square Footage

The square footage for this property is approximately 2,246 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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 Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

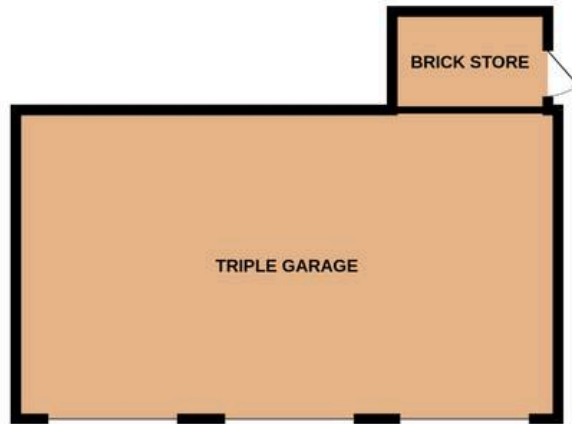
Referrals

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 choose to arrange a survey through them. For more information, please call the office.





OUTBUILDINGS



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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