



**2 Park Farm Cottages Main Street, Carlton-  
On-Trent, Newark, NG23 6NW**

**O.I.R.O £200,000**

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A charming brick and pantile two bedroom cottage enjoying a peaceful, tucked-away position within a small courtyard development. The property offers well-presented accommodation with character and appeal, along with an allocated parking space.

The ground floor comprises an entrance hall, an open-plan dining kitchen, and a comfortable living room. To the first floor, there are two double bedrooms and a family bathroom. Outside, the cottage features a low-maintenance front garden and designated parking.

Located in the picturesque village of Carlton-on-Trent, this lovely home is ideal for those seeking a quieter rural lifestyle - perfectly suited to downsizers or young couples looking for a home full of warmth and character.

Carlton-on-Trent is a delightful and well-connected village, just eight miles north of Newark and within easy reach of the A1 for quick access to Newark, Retford and Lincoln. Fast rail links from Newark Northgate take you to London King's Cross in around 75 minutes, making this a popular choice for commuters.

Nearby Newark offers an excellent range of shops and supermarkets, including Waitrose, Asda, Aldi, Morrisons and an M&S food hall. Everyday amenities can also be found in neighbouring Sutton-on-Trent, just a mile away, where you'll find a Co-op store, two hairdressers, a medical centre, the Lord Nelson pub and restaurant, and the friendly Butchers Brew cafe. Sutton-on-Trent also has a well-regarded Church of England primary school, rated \*Good\* by Ofsted.

Carlton-on-Trent falls within the catchment area for Tuxford Academy, also rated \*Good\* by Ofsted. A quiet rural lane safely links Carlton-on-Trent to Sutton-on-Trent, providing a pleasant walking or cycling route between the two villages. Local bus services, operated by Marshalls Coaches of Sutton-on-Trent, offer convenient connections to Newark, Retford and surrounding villages.

This mid terrace cottage, is constructed of brick under a pantile roof, there are replacement UPVC double glazed

windows and electric heating. The accommodation is laid out over two levels and can be described in more detail as follows.

## GROUND FLOOR

### ENTRANCE HALL

Wooden front entrance door, staircase leading to first floor.

### LOUNGE

14'6 x 11'8 (4.42m x 3.56m)



Two uPVC double glazed windows to the front elevation, beamed ceiling. Electric storage heater. Built in cabinets

with leaded light doors and television shelf over. Walk in storage cupboard and cupboard under stairs with sliding doors.

### DINING KITCHEN

14'6 x 13'1 (4.42m x 3.99m)



UPVC double glazed window to the front and rear elevation. Storage heater, beamed ceiling. Dining area with space for a dining table. Part dividing wall and opening to kitchen area fitted with a range of base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer. Plumbing and space for automatic washing machine, electric point and space for cooker. Tiling to splash backs, wall mounted cupboards.

## FIRST FLOOR

### LANDING

Built in airing cupboard housing hot water cylinder.

### BEDROOM ONE

14'1 x 9'7 (4.29m x 2.92m)



High ceiling and roof light to the rear. UPVC double glazed window to the front, Dimplex storage heater. Range of built in wardrobes including three double and one single wardrobe fitted internally with hanging rails and shelving.

### BEDROOM TWO

13' x 8'4 (3.96m x 2.54m)



UPVC double glazed window to front elevation, high ceiling and roof light, Dimplex storage heater. Loft access hatch with ladder. The roof space is boarded. Built in wardrobe with hanging rail and shelf.

### BATHROOM

7'5 x 5'6 (2.26m x 1.68m)



Suite comprising low suite WC, pedestal wash hand basin and panelled bath with a wall mounted Mira Zest electric shower over. Folding shower screen, part tiled walls, part pine panelling to walls. Dimplex electric fan heater, Xpelair extractor.

## OUTSIDE



To the front of the property there is a cobbled pathway leading to the front door and an open plan lawn planted with shrubs. There is one allocated car parking space within the communal court yard. On the opposite side of a court yard there is access to a communal bin storage and drying area.

### TENURE

The property is freehold.

### SERVICES

Mains water, electricity, and drainage are all connected to the property. Heating is by electric storage heaters. Please note there is no mains gas available in Carlton-on-Trent.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

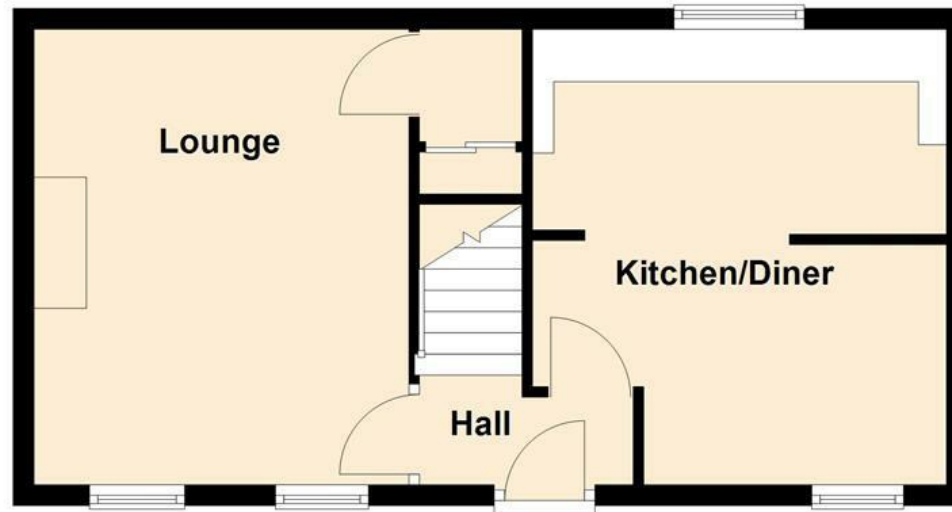
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band B.

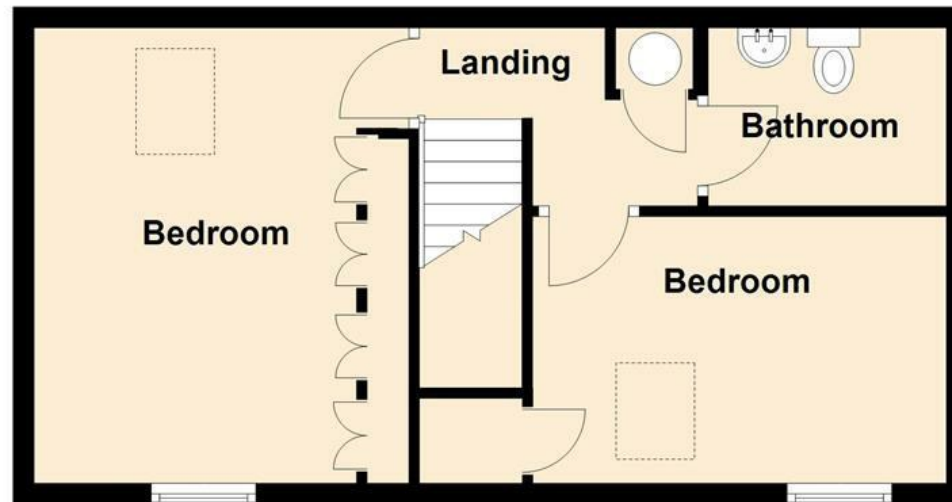
## Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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