

1 Stoke Field Cottages, Low Street, Elston, Newark, NG23 5PA

Book a Viewing!

£395,000

Occupying a lovely corner plot with open views to the rear, this beautifully presented Victorian cottage combines traditional charm with comfortable modern living. There is ample parking for several vehicles, together with a useful garage. Inside, the welcoming accommodation includes a living room with feature chimney breast and built-in cabinetry, a stylish Shaker-style kitchen diner, utility room and downstairs WC. Three bedrooms and a family bathroom with shower over the bath occupy the first floor. Tastefully decorated and thoughtfully maintained throughout, this is a home ready to enjoy from day one. With its attractive setting, generous parking and lovely outlook, viewing is highly recommended for those seeking a welcoming village lifestyle. The property is being sold with No Onward Chain.





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LOCATION
Living in Elston village offers a unique charm categorised by its peaceful atmosphere and strong sense of community. Residents value the family orientated environment which ensures that both younger and older members of the community feels secure and supported. Numerous safe/traffic free walking paths surround the village, promoting an active lifestyle.

Social activities are centralised around the thriving church, community shop, pub and school providing ample opportunities for interaction. Elston fosters a sense of belonging and residents take pride in warmly welcoming new comers.

NOTE
The cottage offers excellent potential for further extensions and development, subject to the relevant planning permissions.









ACCOMMODATION

ENTRANCE
With a glazed door, radiator, panelling to walls, stairs to the first floor and door to the living room.

LIVING ROOM
15' 1" x 12' 9" in to recess (4.6m x 3.9m) With UPVC double glazed window to the front elevation, feature half panelling to walls, chimney breast with built-in cabinetry, door to the kitchen diner and understairs cupboard with UPVC double glazed window.

KITCHEN/DINER
18' 0" x 8' 2" (5.5m x 2.5m) Fitted with a range of Shaker style wall and base units with a wooden worksurface incorporating an undercounter ceramic Butler style sink with mixer tap, fitted oven, gas hob and stainless steel extractor hood, space for a fridge freezer, integrated dishwasher, tiled splashbacks, UPVC double glazed windows to the side and rear, radiator, inset spotlights and doorway to rear lobby.

REAR LOBBY
Door to garden and door to the utility room.

UTILITY ROOM
6' 6" x 5' 10" (2m x 1.8m) Fitted base units with a worksurface incorporating a sink unit and under counter space for a washing machine, tiled splashback, double glazed skylight window and door to the WC.

WC
Fitted with a low level WC and wash hand basin, tiled splashback, radiator and UPVC double glazed opaque window to the rear elevation.

LANDING
With UPVC double glazed window to the side elevation, radiator, inset spotlights, access to the loft, built storage airing cupboard housing the wall mounted gas fired central heated boiler and doors to the three bedrooms and family bathroom.

BEDROOM ONE
11' 9" x 10' 2" (3.6m x 3.1m) With UPVC double glazed window to the rear elevation and a radiator.

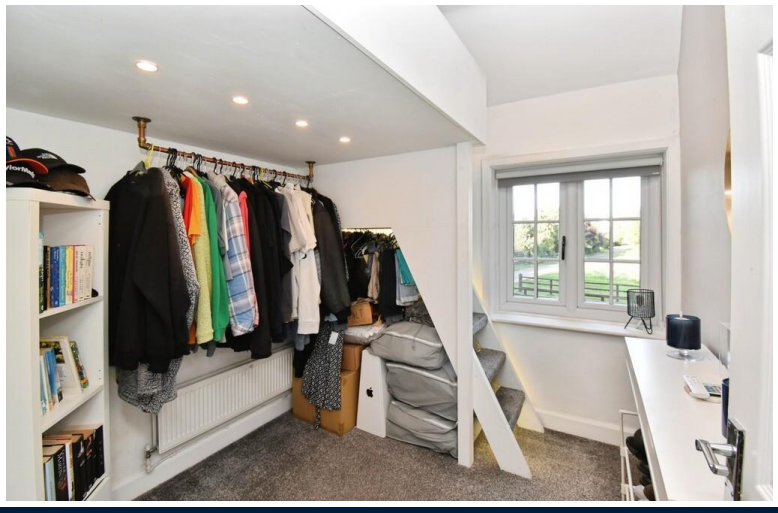
BEDROOM TWO
9' 2" x 7' 10" into recess plus door recess (2.8m x 2.4m) With UPVC double glazed window to the front elevation and a radiator.

BEDROOM THREE
8' 2" x 8' 5" (2.5m x 2.57m) With UPVC double glazed window to the rear elevation, radiator and steps to built-in mezzanine bed.









BATHROOM
10' 5" x 5' 6" maximum (3.2m x 1.7m) Fitted with a three-piece suite comprising a panelled bath with a mains fed shower over, pedestal wash hand basin and low level WC, tiled floor, chrome heated towel rail, inset spotlights, extractor and UPVC double glazed opaque window to the front elevation.

GARAGE
18' 0" x 9' 2" (5.5m x 2.8m) Having an up and over door.

OUTSIDE
Corner plot, mostly lawn with patio areas, parking for several vehicles and a detached garage. Lovely open aspect to the rear.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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https://www.mundys.net/referrals/

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

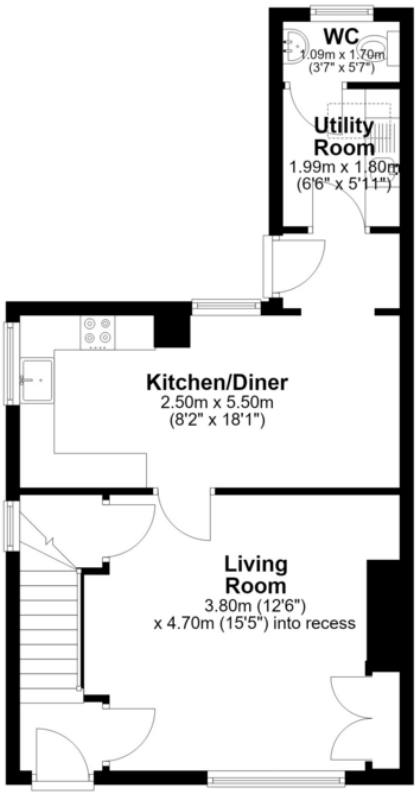
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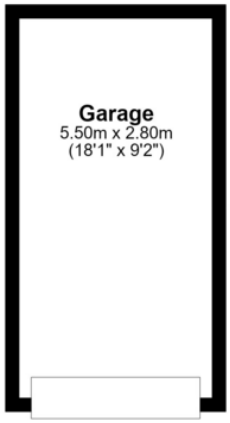




Ground Floor

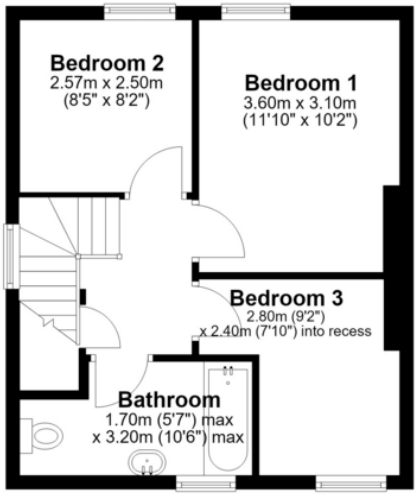
Approx. 59.5 sq. metres (640.0 sq. feet)





First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

1 Stoke Field Cottages, Elston



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