



Low Street, Elston

Guide Price £260,000 to £270,000



Low Street

Elston, Newark

GUIDE PRICE £260,000 to £270,000 Enjoying a delightful position in the sought after village of Elston, 'Cob Cottage' is a magnificent, charming cottage that has been tastefully renovated, boasting a wonderful blend of both contemporary and characterful features. Stylishly presented, this home represents a property ready to move straight into and benefits from a superb SOUTH WEST FACING rear garden that has been beautifully landscaped to include various entertaining areas.

The property's accommodation comprises to the ground floor: entrance hall with under stairs storage cupboard and an opening to the dining kitchen which benefits from a range of appliances to include an integrated fridge freezer, dishwasher, washer/dryer and range cooker (available by separate negotiation), and a cosy dual aspect lounge with beamed ceiling and feature multi-fuel burning stove. The first floor has a luxurious family bathroom suite and two double bedrooms, with the main bedroom enjoying a vaulted ceiling and a mezzanine storage area, and bedroom two having a decorative fireplace.

Outside, this home is accessed via a shared entrance passageway which gives access to the rear where there is a shared pathway leading to the entrance door and allowing access to a neighbouring property. This area is open to a raised lawned garden and brick-built outbuilding. A tall double wooden gate allows access to the extensive SOUTH WEST FACING enclosed rear garden which boasts a generous paved entertaining patio, generous lawned area which leads to the rear most part of the garden where there is a brick log store, gravelled terrace area and a raised deck with power connected, making this a brilliant area for alfresco dining or entertaining during any season of the year. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

5' 5" x 3' 2" (1.65m x 0.96m)

Lounge

12' 1" x 10' 10" (3.68m x 3.30m)

Dining Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)

Bedroom One

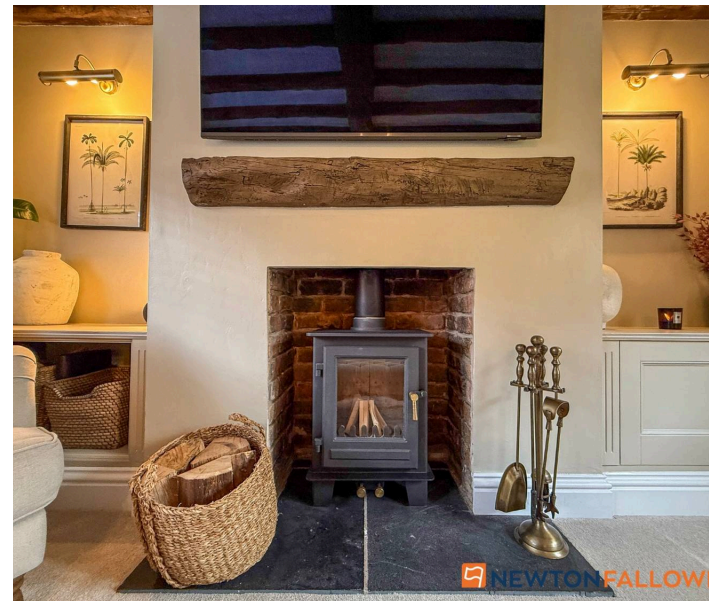
12' 2" x 9' 6" (3.71m x 2.90m)

Bedroom Two

14' 9" x 7' 10" (4.50m x 2.39m)

Shower Room

11' 6" x 3' 1" (3.50m x 0.94m)



Agent's Note - Access

The property has a shared entrance passageway giving access to the rear and a shared footpath with the neighbouring cottage.

Services

Mains gas, electricity, water and drainage are connected.



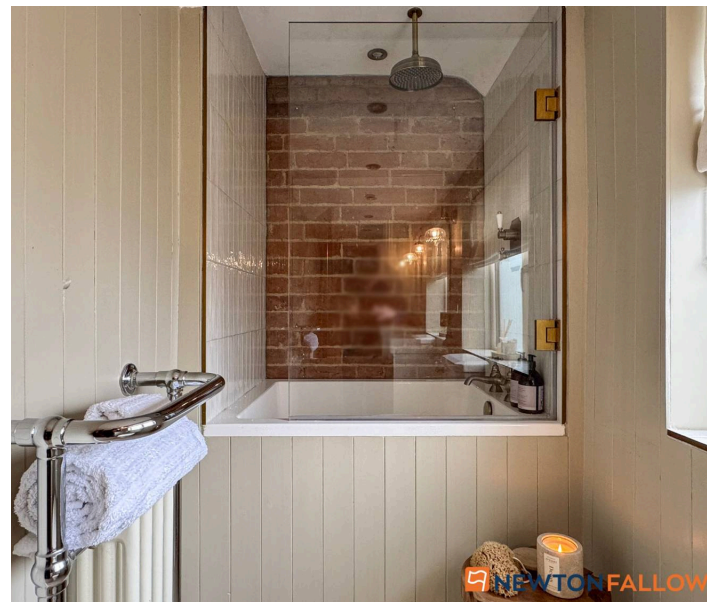


Square Footage

The square footage for this property is approximately 607 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

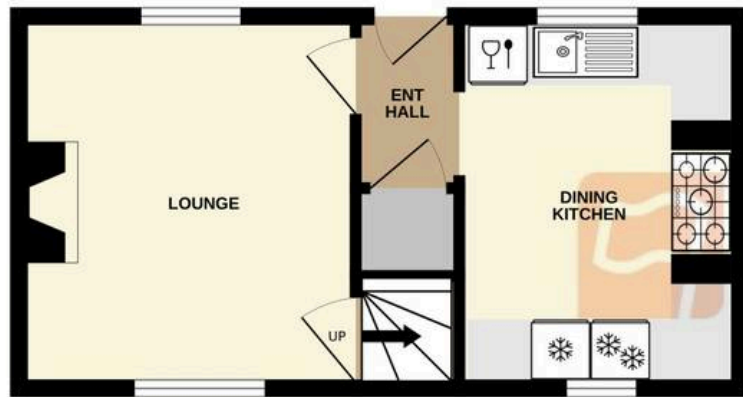
Anti Money Laundering Regulations - documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 choose 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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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