



**Lotterwood House, Woodhouse Road, Norwell Newark  
NG23 6JX**

welcome to

## Lotterwood House, Woodhouse Road, Norwell Newark

\*SELF-CONTAINED ANNEXE\* This beautifully designed, detached home stands on a generous plot in Norwell, providing spacious accommodation throughout and offers a stunning rural outlook. Norwell offers a local Public House, Primary School, Post Office and is within catchment for Tuxford Academy.



## **Entrance Hall**

Stairs to the first floor landing, under stairs storage, TV point and radiator.

## **Lounge**

19' 10" x 22' 4" ( 6.05m x 6.81m )

Extending to 23'04 into the bay window.

Log burner, beamed ceiling, TV point, French doors to the side and bay window to front.

## **Dining Room**

11' 10" x 19' ( 3.61m x 5.79m )

With double doors into both the lounge and the conservatory, laminate flooring and two radiators.

## **Snug**

13' 9" x 11' 9" ( 4.19m x 3.58m )

Carpet flooring, TV point, radiator and windows to the front and side.

## **Kitchen**

20' 8" x 11' 9" ( 6.30m x 3.58m )

Tiled flooring, range oven, dishwasher, fridge freezer, one and a half bowl sink, spot lighting, TV point, radiator and two windows to the rear.

## **Downstairs WC**

Low level WC, wash hand basin, tiled flooring, radiator and window to the front.

## **Utility Room**

6' 4" x 11' 9" ( 1.93m x 3.58m )

Tiled flooring, washing machine and dryer, one bowl sink, radiator, door to the rear and window to the side.

## **Conservatory**

15' x 10' 10" ( 4.57m x 3.30m )

With feature Skylight roof, double glazed windows to both sides and uPVC French Doors opening out into the rear garden.

## **First Floor**

### **Bedroom One**

19' 10" x 16' 11" ( 6.05m x 5.16m )

Carpet flooring, radiator, TV point, double glazed hardwood bespoke windows to the front and side

### **Ensuite**

Not completed with tiled flooring and window to the side.

### **Bedroom Two**

11' 11" x 19' 10" ( 3.63m x 6.05m )

Carpet flooring, TV point, two radiators and double glazed windows to the rear and side.

### **Bedroom Three**

11' 9" x 13' 5" ( 3.58m x 4.09m )

Carpet flooring, TV point, radiator and windows to the front and side.

### **Bedroom Four**

10' 8" x 11' 10" ( 3.25m x 3.61m )

Carpet flooring, TV point, skylight, radiator and window to the side.

### **Bedroom Five**

8' 5" x 15' 11" ( 2.57m x 4.85m )

Laminate flooring, storage under the front window, telephone point and radiator.

### **Bathroom**

Tiled flooring, WC, wash hand basin, free standing bath, radiator and window to the rear

### **Loft**

The upstairs loft space has the potential to be a bedroom with ensuite.

## **Annexe**

The property benefits from a newly fitted annexe offering living room, kitchen, bathroom and a bedroom.

## **Double Garage**

21' 9" x 19' 11" ( 6.63m x 6.07m )

The garage has power and stairs leading to upstairs storage.

## **Outside Front**

To the front of the property is a large gravelled driveway which offers parking for multiple cars, a double garage to the side and a spacious annexe.

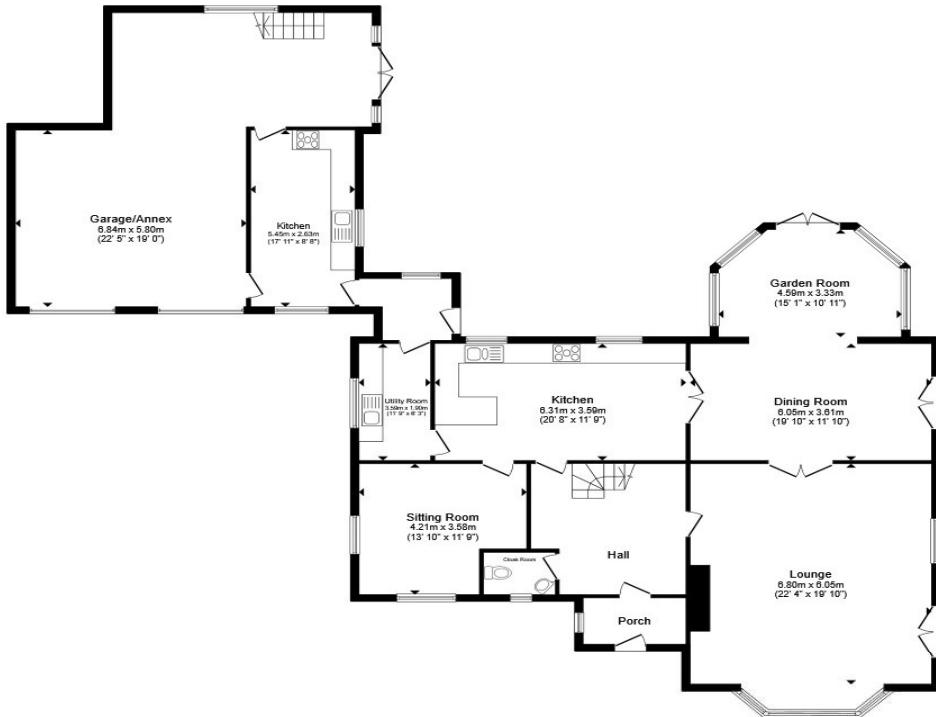
## **Rear Garden**

To the rear you'll find peaceful, south-facing countryside views and a very generous wrap around garden.

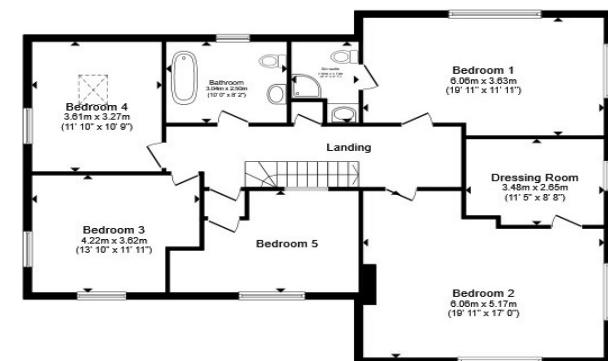


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**Ground Floor**



**First Floor**

Total floor area 375.2 m<sup>2</sup> (4,039 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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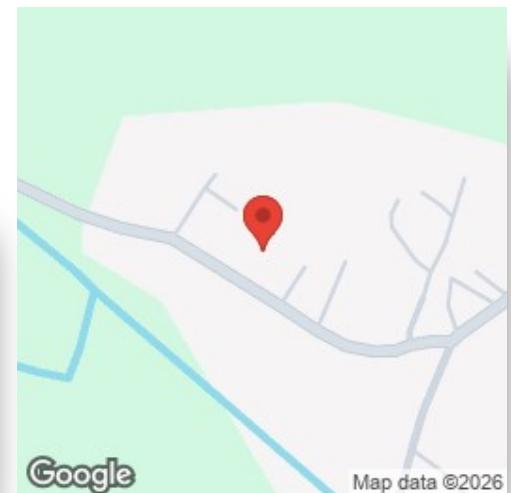
## Lotterwood House Woodhouse Road, Norwell Newark

- INDIVIDUAL BUILD DESIGN
- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- OPEN PLAN KITCHEN/LIVING & UTILITY

Tenure: Freehold EPC Rating: D

Council Tax Band: G

# £775,000



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Property Ref:  
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