

Poppy Cottage, School Lane, East Stoke,
Newark on Trent, NG23 5QL

Offers In Region Of £185,000

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RICHARD & WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Poppy Cottage comprises a single storey two bedroomed property attached to former farm buildings and with frontage to School Lane. The property has a pleasant and sizeable garden extending to 663 sq.m (0.164 acre) or thereabouts within the delightful East Stoke Conservation Area. Whilst requiring general modernisation and refurbishment the property, reroofed in more recent years, offers considerable potential for improvement and undoubtedly capital appreciation.

The accommodation provides an entrance hall, sitting room, lobby, kitchen, bathroom, two principal bedrooms and a non-private room. Externally there is an outbuilding comprising three closets.

The village is steeped in character and School Lane, a no-through road leads down to St Oswald's Church, East Stoke Hall and Stoke Woods. There are miles of countryside walks within the area and also the ancient East Stoke Battlefield Route. East Stoke is the site of the last battle of the infamous Wars of the Roses.

There is a good primary school in the village of Elston, just one mile from the property. En-route to Elston are access points to the A46 dual carriageway. Newark is situated on the inner section of the A46, A17 and A1 trunk roads. There are train services from Newark Northgate on the East Coast railway line to London King's Cross and the north. Journey times between Newark Northgate and King's Cross are usually just over 75 minutes.

A single storey building with rendered elevations, stone footings, a blue brick damp proof course and a pitched pantiled roof. The property provides the following accommodation:

ENTRANCE HALL
Night storage heater, uPVC front entrance door.

SITTING ROOM
16'7 x 11'1 (5.05m x 3.38m)



Fireplace with brick surround and fitted stove. Night storage heater.

KITCHEN
12'8 x 10'8 (3.86m x 3.25m)



Range with side oven, stainless steel sink unit and cupboard containing the hot water cylinder.

PANTRY
With shelving.

REAR ENTRANCE LOBBY

BATHROOM



Bath with electric shower, basin, high level WC.

BEDROOM ONE
16'6 x 11'1 (5.03m x 3.38m)



BEDROOM TWO
11'11 x 9'11 (3.63m x 3.02m)



With night storage heater.

ROOM
11'10 x 9'10 (3.61m x 3.00m)
With connecting door from the hall and access to Bedroom Two.

OUTSIDE



There are three closets of brick construction under a pantile roof. The garden, to the rear of the property, extends to 660 sq.m (0.164 acre) or thereabouts.

There is no vehicular access to the property.

SERVICES
Mains water, electricity, and drainage are all connected to the property.

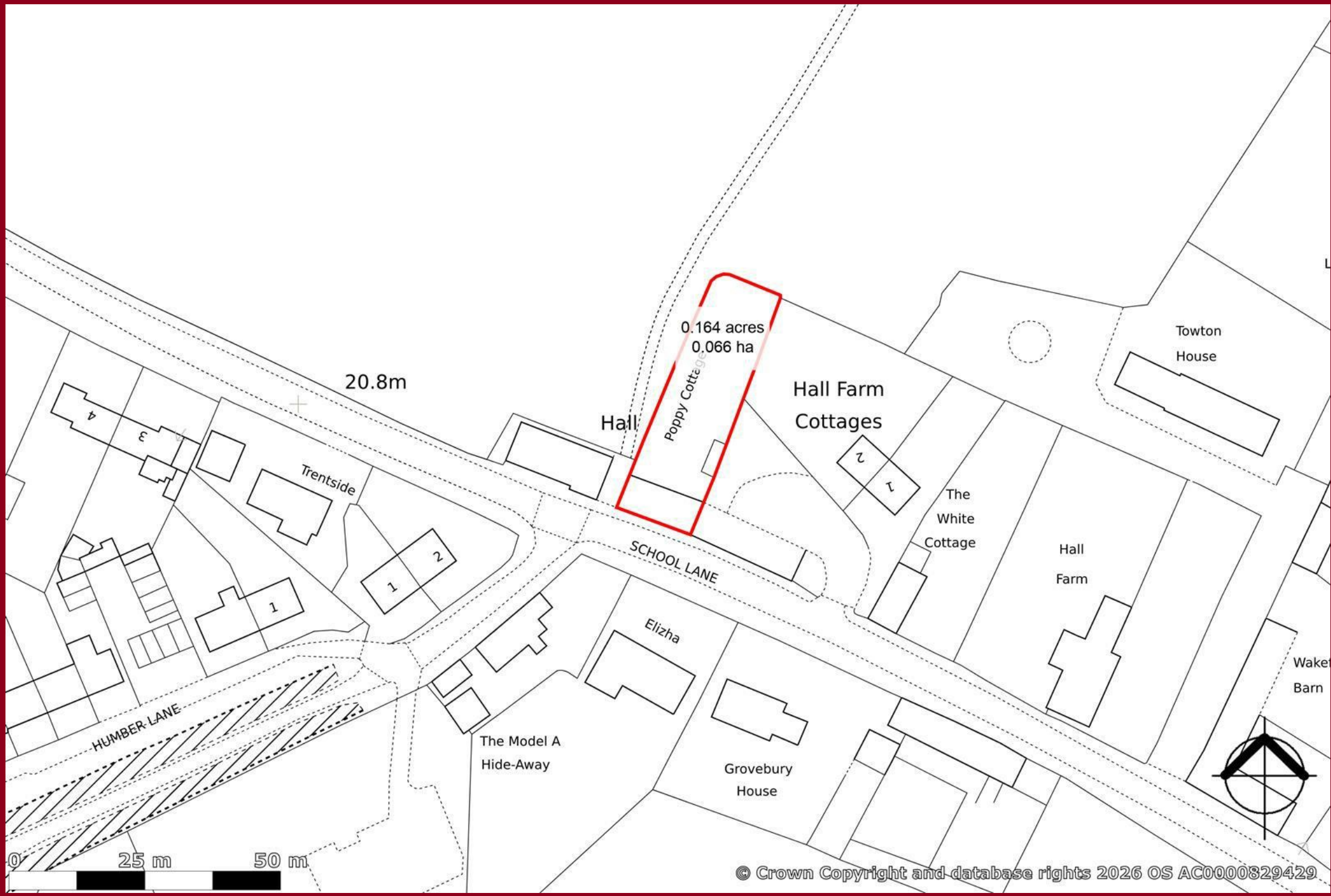
TENURE
The property is freehold.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

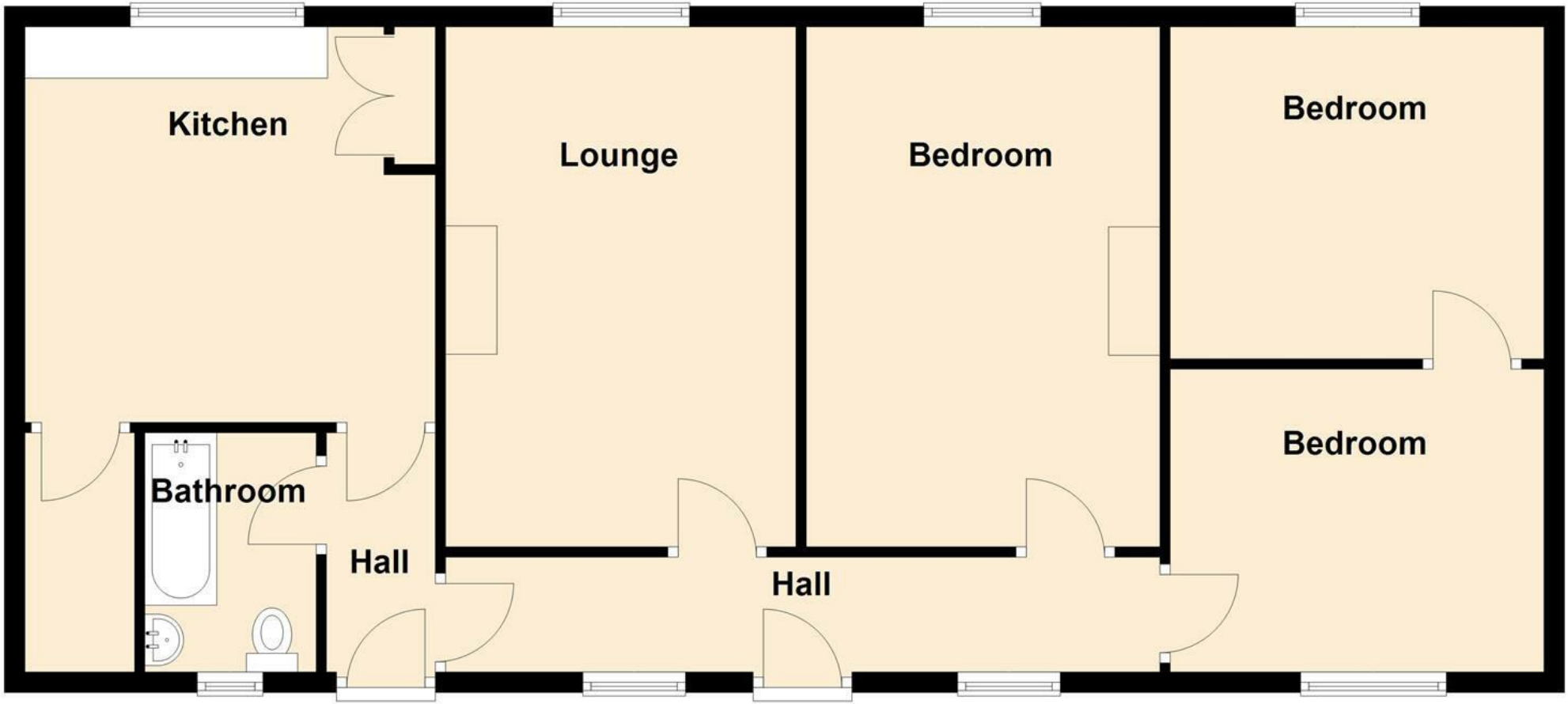
MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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


0.164 acres
0.066 ha
20.8m
Hall
Poppy Cottage
Hall Farm
Cottages
Towton
House
Trentside
SCHOOL LANE
The
White
Cottage
Hall
Farm
Elizha
HUMBER LANE
The Model A
Hide-Away
Grovebury
House
Waket
Barn
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50 m
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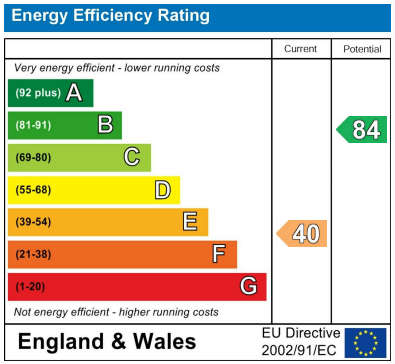
Floor Plan

Approx. 92.9 sq. metres (1000.2 sq. feet)



Total area: approx. 92.9 sq. metres (1000.2 sq. feet)







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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

RICS
The Property Ombudsman

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