



**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.





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.





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.

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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.

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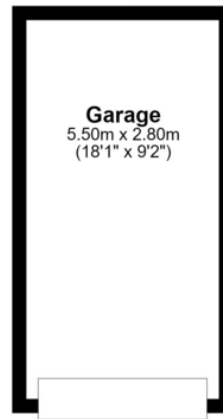
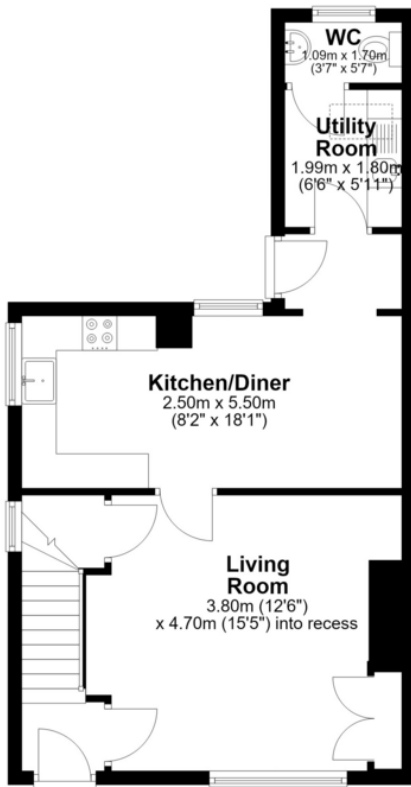
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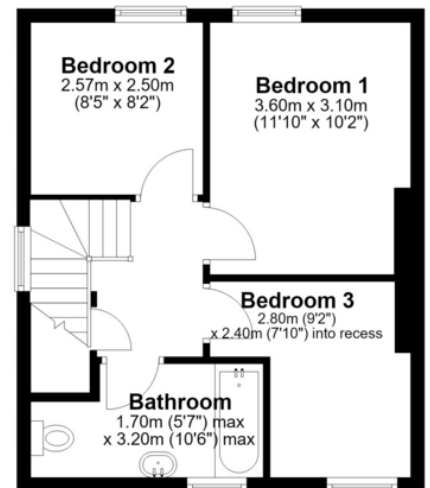
Ground Floor

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



46 Middle Gate
Newark
NG24 1AL
Sales@mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
Sales@mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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