



1 Bank Cottage, Caunton Road

Hockerton, NG25 0PL



Book a Viewing

£250,000

No Onward Chain - Grade II Listed Semi Detached Cottage situated in an elevated position in the heart of Hockerton requiring renovation throughout, situated on a large plot the accommodation includes, Lounge, Kitchen, Ground Floor Bathroom and Two First Floor Bedrooms. Outside, there are lawned gardens to the front, side and rear, rear patio and gravelled area, detached brick and tiled building currently used a garden storage and workshop space but offering potential, subject to planning for home office/studio and rear gravel parking for two cars.



1 Bank Cottage, Caunton Road, Hockerton, NG25 0PL



SERVICES

Electricity, water and drainage mains services available. Oil central heating.

EPC RATING – Exempt.

COUNCIL TAX BAND – B (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Munds.

LOCATION

Hockerton is a small village set in unspoilt countryside with the popular Spread Eagle public house located in the village and a nearby farm shop with café. The village is just two miles from Southwell, offering easy access to Nottingham, Newark, Lincoln and Mansfield as well. Southwell offers a wide range of amenities, professional services and a sports centre with schools for all ages, the larger market town of Newark offers a more extensive range of retail amenities, restaurants and leisure facilities including a sport centre and marina. Newark Northgate station offers a direct rail link into London Kings Cross in one hour and 20 mins.





ACCOMMODATION

ENTRANCE

Side entrance door gives access to the kitchen.

LOUNGE

12' x 14' 3" (3.66m x 4.34m) With two multi-paned glazed windows to the front elevation, brick fireplace with beamed over-mantle and radiator.

KITCHEN

13' 11" x 6' 2" (4.24m x 1.88m) In need of renovation but currently comprises of a range of wall and base units, electric cooker point, space for fridge/freezer, stainless steel single drainer sink unit and glazed window to the rear elevation.

BATHROOM

7' 7" x 7' 8" (2.31m x 2.34m) Comprising of panelled bath with shower over, low level WC, pedestal wash hand basin, tiled floor and walls and glazed window to the rear elevation.

FIRST FLOOR LANDING

BEDROOM 1

12' x 14' 3" (3.66m x 4.34m) With two glazed windows to the front elevation, glazed window to the side elevation and radiator.

BEDROOM 2

6' 3" x 9' 1" (1.91m x 2.77m) With two glazed windows to the rear elevation and radiator.

OUTSIDE

Lawned gardens to the front, side and rear elevations, well stocked flower/shrub beds and borders and a variety of established trees, fenced perimeter, rear oil storage tank, rear patio area and timber shed. Side off-road parking.

REAR STORE SHEDS

Detached outbuilding with various stores and garage space, subject to planning permission and conversion, this space could offer the potential of a home office or studio if required.





WEBSITE

Our detailed website show 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and G also n Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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 roughly checked.

GENERAL

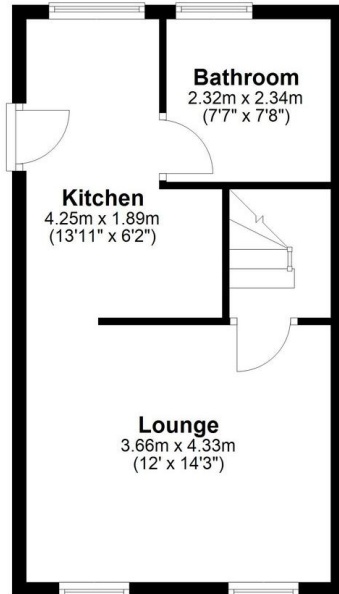
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

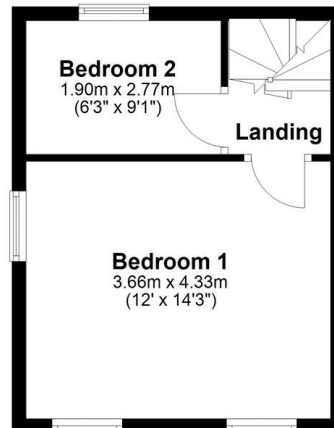
Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.9 sq. feet)



Total area: approx. 59.2 sq. metres (637.4 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

1 Bank Cottages, Hockerton

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

