

Jon Brambles

ESTATE AGENTS



The Rectory Cottage, Cromwell NG23 6JE



GUIDE PRICE: £270,000 to £280,000. A fabulous four bedroom, extended semi detached period property dating back to 1882. In addition to the bedroom accommodation, the property has an excellent sized dining kitchen, a spacious lounge, family room and a fabulous first floor bathroom. The property is double glazed and has LPG central heating. There is off road parking, an enclosed garden to the rear, and an extremely useful outbuilding. Early viewing is strongly recommended.

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Situation and Amenities

Cromwell is a hamlet lying just off the A1, around 7 miles North of Newark. The village has St Giles Church and is well placed for immediate access to the A1 dual carriageway giving excellent road communications North towards Retford and South towards Newark and Grantham. A number of other major centres are also within reasonable reach, these include Nottingham, Mansfield and Lincoln.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

DINING KITCHEN 20' 8" x 14' 4" (6.29m x 4.37m) (at widest points)

This room is informally divided by an open archway.

Dining Area 12' 0" x 11' 7" (3.65m x 3.53m)

The dining area has a window overlooking the front garden. The focal point is the open fireplace with large brick chimney breast and timber mantle, within which is a multi-fuel burning stove. The room has a painted beamed ceiling, recessed ceiling spotlights, a radiator and a ceramic tiled floor. From here a door opens to reveal the staircase leading to the first floor, beneath this is a useful storage cupboard.

Kitchen Area 14' 3" x 7' 8" (4.34m x 2.34m)

As previously mentioned, the kitchen is informally open plan to the dining area by a large opening. The kitchen area has a window to the side elevation and is fitted with an excellent range of base and wall units complemented with granite work surfaces. There is a twin ceramic sink, space for a free standing range cooker, and further space for an American style fridge/freezer. The kitchen also has a painted beamed ceiling, recessed ceiling spotlights and the same ceramic tiled floor flowing through from the dining area. From the kitchen doors provide access to the lounge and the family room.

Lounge/Diner 20' 6" x 11' 6" (6.24m x 3.50m) (at widest points)

This room is open plan and has a spacious and airy feel having a window to the front elevation and two windows to the rear. The focal point of the lounge area is the feature fireplace with multi-fuel burning stove inset. The entire room has a painted beamed ceiling, dado rail, two ceiling light points and a radiator.

Family Room 10' 10" x 10' 0" (3.30m x 3.05m)

The family room is situated in the extended part of the building and has a window to the side elevation and sliding patio doors to the rear providing access to the garden. The room is fitted with a range of bespoke storage units and also has solid wood flooring, dado rail, wall light points and a radiator.

First Floor Landing

The staircase rises from the dining kitchen to the first floor landing which has a window to the side elevation and doors into all four bedrooms and the bathroom. The landing has a ceiling light point and provides access to the loft space.

Bedroom One 15' 9" x 8' 2" (4.80m x 2.49m)

An excellent sized double bedroom with two windows to the rear elevation overlooking the garden and open countryside beyond. There is a ceiling light point and a radiator.

Bedroom Two 12' 0" x 10' 4" (3.65m x 3.15m)

A further good sized double bedroom, having a window to the front elevation. The bedroom has an ornamental fireplace (non working), a ceiling light point and a radiator.

Bedroom Three 10' 11" x 10' 0" (3.32m x 3.05m)

A double bedroom with a window to the rear elevation overlooking the garden and open countryside. This bedroom has a hipped roof, dado rail, a ceiling light point and a radiator.

Bedroom Four 8' 3" x 7' 7" (2.51m x 2.31m)

A single bedroom with a window to the side elevation, a ceiling light point and a radiator. The room is currently used as a home office/study. The airing cupboard is located here.

Bathroom 15' 4" x 8' 4" (4.67m x 2.54m) (at widest points)

This fabulous well appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising a contemporary roll top bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and WC with high level cistern. In addition there is a double width walk-in shower cubicle with electric rainwater head shower. The bathroom has part ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail.

Outside

To the front is an enclosed lawned garden, adjacent to which is the block paved driveway which provides off road parking for two vehicles. There is gated access down the side to where the front door is located. There is also a small courtyard which is currently used as a vegetable garden.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. There is a sizeable patio area which provides a secluded outdoor seating and entertaining space. The remainder of the garden is laid to lawn, edged with well stocked borders containing a variety of mature shrubs and plants. Located to the foot of the garden is the brick built outbuilding.

Brick Built Outbuilding 18' 4" x 7' 3" (5.58m x 2.21m) (principal room)

The principal room in this building has a window to the front and is equipped with power and lighting, together with plumbing for a washing machine. Adjacent to this room is the separate room (7'3" x 4'7") which has an opaque window to the side and is fitted with a WC, and a base unit with stainless steel sink inset and storage beneath.

Council Tax

The property is currently in Band C.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

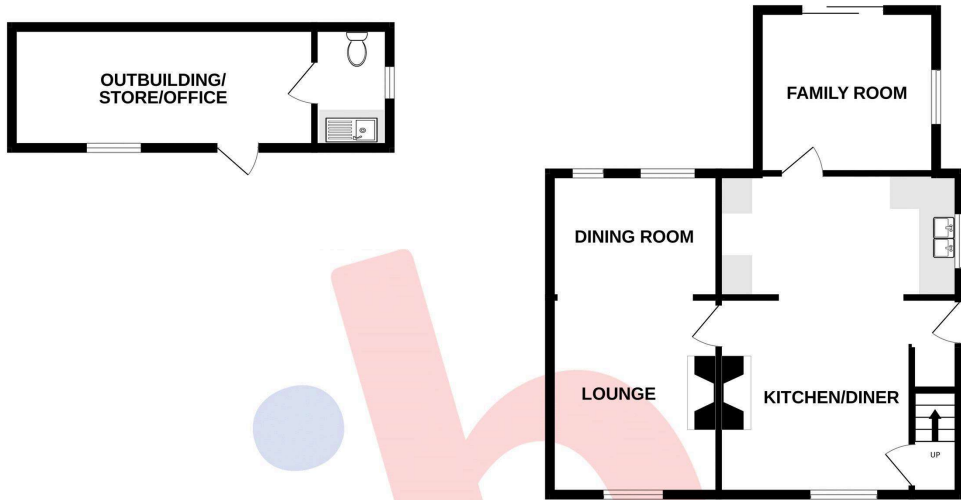
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

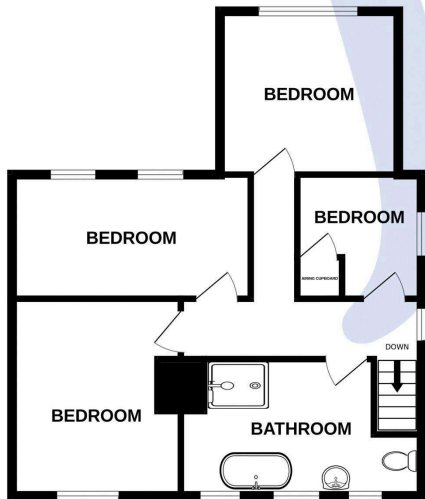
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006562 30 April 2024

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.

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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