



**2 Caunton Lodge Cottage Ollerton Road,
Caunton, NG23 6AU**

£220,000
Tel: 01636 611 811

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

*** Price Guide £220,000 - £230,000 *** An extended three bedrooomed semi-detached house with a rural location, far reaching views and plot extending to 0.2 acre or thereabouts. The property is surrounded by farmland and open countryside. There is frontage to the A616 Ollerton Road and a good access to the property. A new joint septic tank serving Nos 1 and 2 Caunton Lodge Cottages has recently been installed and also a new water main. The property has post and rail fencing to the field side boundaries.

Circa 1900 with brick elevations under a slated roof, the extension was built approximately 13 years ago.

The accommodation comprises, on the ground floor, canopy porch, front entrance lobby, lounge, sitting room, pantry and kitchen. The first floor provides a landing, three bedrooms and the family bathroom. Central heating is all electric and the property has double glazed windows. There are two integral domestic outbuildings.

The property is situated approximately 1 mile west of Caunton village. Local amenities include the Dean Hole C of E Primary School and the Plough Inn. The location is ideal for commuting to Southwell, Mansfield and Nottingham. Newark on Trent provides an excellent range of amenities including a retail park, town centre shopping, railway services to London King's Cross, Edinburgh, Nottingham and Lincoln. Journey times from Newark Northgate to London King's Cross are usually just over 75 minutes.

The following accommodation is provided:

GROUND FLOOR

CANOPY PORCH

FRONT LOBBY

Electric 'Haverland' radiator.

SITTING ROOM

15'7 x 9'6 (4.75m x 2.90m)



Wood stove and stone hearth, glass fronted cabinet. Electric radiator. Door to the staircase and cupboard under the stairs.



Open fireplace with brick surround, built in cupboard. Electric 'Haverland' radiator, laminate floor.

PANTRY

8'7 x 3'5 (2.62m x 1.04m)

With space for fridge freezer.

KITCHEN EXTENSION

17' x 8'2 (5.18m x 2.49m)

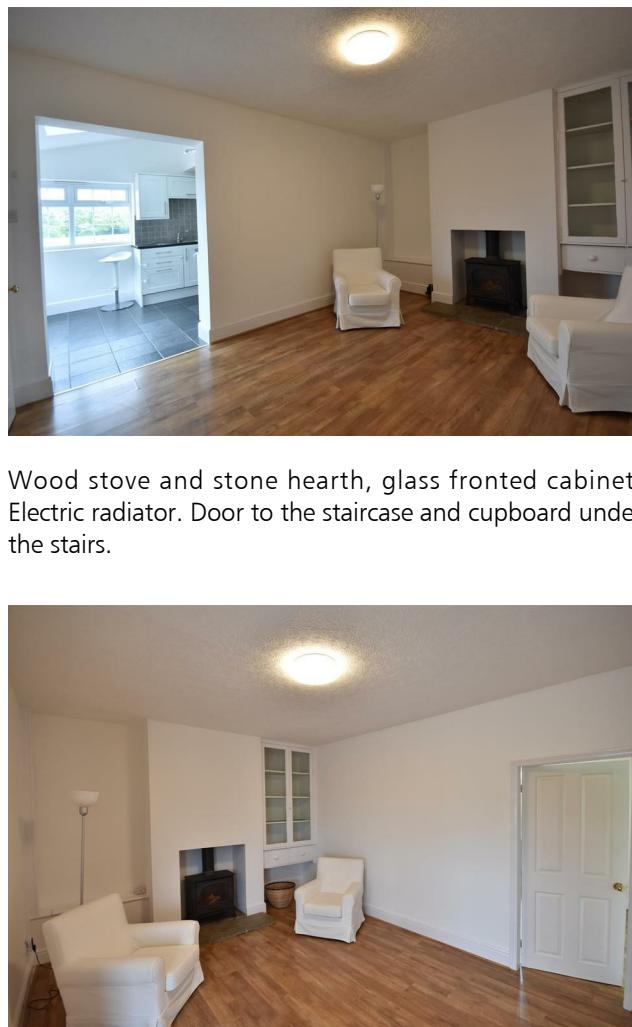


Wall cupboards, base units and working surfaces incorporating a stainless steel sink unit. Stoves electric hob, extractor and electric oven. Velux roof light, tiled floor, electric radiator and uPVC rear entrance door.

LIVING ROOM

16' x 11'11 (4.88m x 3.63m)

(overall measurements)





BEDROOM TWO

12'6 x 8'8 (3.81m x 2.64m)



Electric radiator, hob type fireplace and laminate floor.

BEDROOM THREE

9'6 x 8'1 (2.90m x 2.46m)



Electric radiator, laminate floor.

BATHROOM

8'8 x 6'3 (2.64m x 1.91m)
(overall measurements)



Bath with shower screen and electric shower, basin and low suite WC. Electric radiator plus electric chrome heated towel rail. Cupboard containing the hot water cylinder.

OUTSIDE



The property stands on a substantial frontage with vehicular access and ample parking space.

FIRST FLOOR

LANDING

With hatch to the roof space.

BEDROOM ONE

12'5 x 10'3 (3.78m x 3.12m)



Hob fireplace, electric radiator and laminate floor.



There are two integral domestic outbuildings.

The uncultivated gardens extend from the frontage side and rear of the property offering considerable potential and amenity value.



Solar panels are proposed subject to planning on farmland to the north.

SERVICES

Mains water and electricity are connected to the property. A new water supply is connected. Drainage is by means of a septic tank shared with No 1 Caunton Lodge Cottages. The property will be sold subject to a drainage easement in favour of No 1 Caunton Lodge Cottage and there shall be joint maintenance liabilities.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

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.

POSSESSION

Vacant possession will be given on completion.

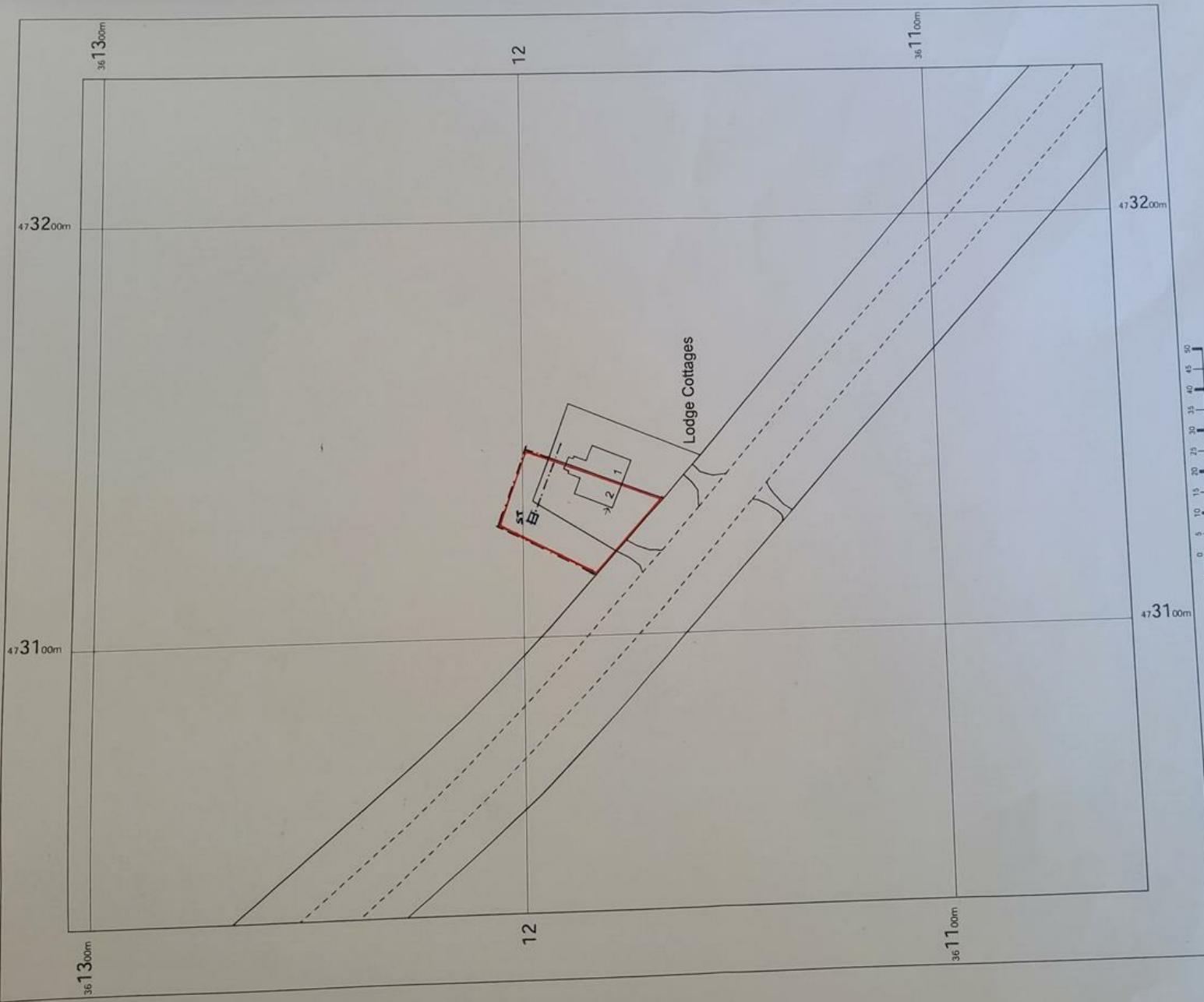
COUNCIL TAX

The property comes under Newark & Sherwood District Council Tax Band A.

PLAN

A plan is attached to these particulars for identification purposes.

DISCLOSURE



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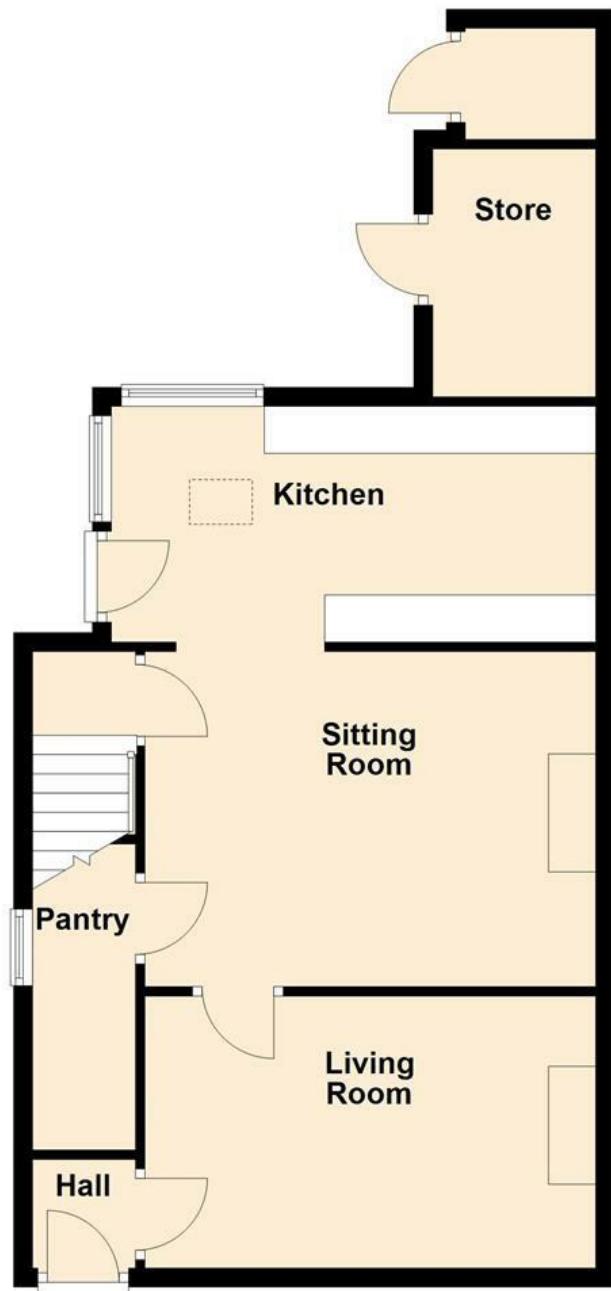


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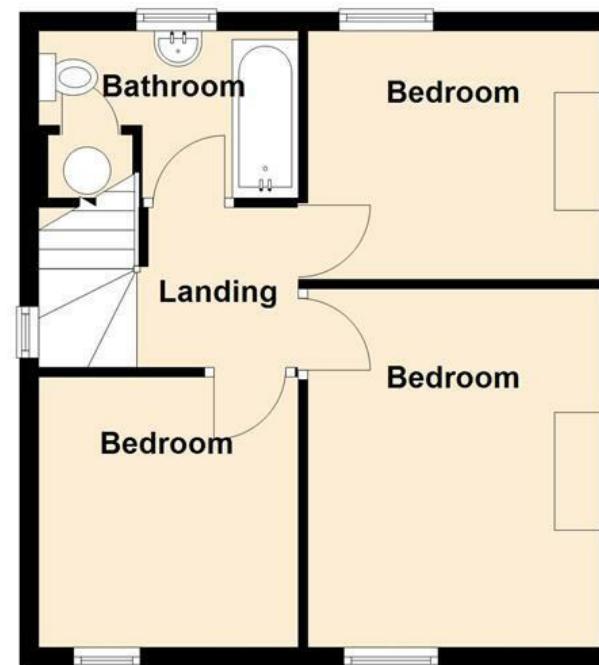
Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)

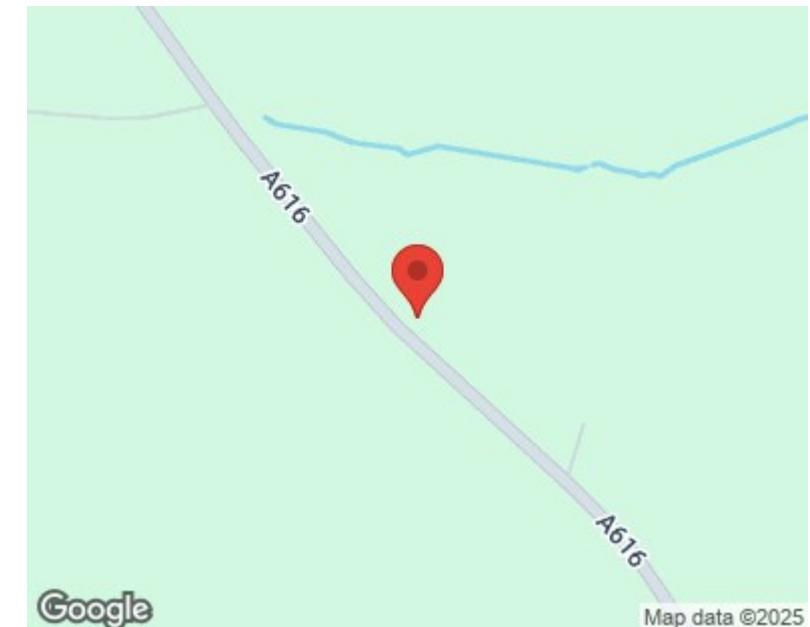
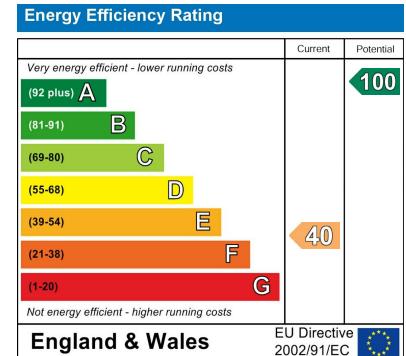


First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 91.4 sq. metres (984.0 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



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