



9 Norwell Lane, Cromwell, Newark, NG23  
6JQ

**£230,000**  
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A superbly presented and modernised three bedroom semi-detached family home situated on a spacious plot with rural views in this sought after village location situated just six miles from Newark. The property offers the benefits of a liquid propane gas fired central heating system with a Worcester combination boiler and uPVC double glazed windows.

The living accommodation comprises, on the ground floor, a 17' lounge with doors leading to a uPVC double glazed conservatory. The open plan dining kitchen was refitted in 2020 with stylish Shaker design units with appliances. Additionally, there is ample space for a large family dining table. Moving to the first floor there are two double bedrooms with lovely views over the adjoining countryside, a single bedroom and a family bathroom fitted with a modern white suite and complimented by stylish wall and floor tiling.

Outside, the property is situated on a spacious plot. To the frontage there is a level gravelled driveway which offers ample parking for up to four vehicles, a side gate gives access to a paved area which leads to the rear garden which is laid out with a paved patio terrace and lawned gardens which lead to the rear of the plot where there is an enclosed dog run and kennel. Additionally there is a useful insulated workshop measuring approximately 16'x8' with power and light connected. This could be used as a workshop, store or with some modification, a home office.

This property would be ideal for a couple or family seeking a quality home offering flexible living accommodation with secluded gardens in a rural location. The property is presented to a high standard throughout and viewing is recommended.

Cromwell is a charming village located just six miles from Newark and easily accessed from the A1 dual carriageway. Village amenities include a n active village hall, the Milestone Brewery which uniquely offers a tap room and private beer garden with heated, sheltered seating areas hosting events visited by a variety of food vans when available. The local fuel station, with convenience store, is accessible from the village. There are fishing lakes and

miles of accessible countryside by country footpaths, bridleways and country lanes connecting to nearby villages. Primary schools can be found at the neighbouring villages of Norwell and Sutton on Trent. The Tuxford Academy secondary school, rated good by Ofsted, being just six miles away. Sutton on Trent (2 miles) has amenities including a Co-op store, deli and cafe, the Lord Nelson pub/restaurant, two hairdressers and a doctor's surgery. Newark, Lincoln, Doncaster and Leeds are well within commuting distance. Fast trains are available from Newark Northgate railway station connecting to London King's Cross with a journey time of around 1 hour 30 minutes.

This semi-detached house is constructed of brick elevations under a tiled roof covering. The windows are uPVC double glazed. The central heating system is fired by liquid propane gas bottles and has a Worcester combination boiler. There are replacement oak internal doors throughout. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### FRONT ENTRANCE PORCH

This solid oak framed porch has a Rosemary tiled canopy, a composite door to the front, double glazed windows to the side, vaulted ceiling and a porcelain tiled floor.

## LOUNGE

17'11 x 11' (5.46m x 3.35m)



UPVC double glazed window to front elevation, cove ceiling, brick fireplace with granite hearth housing a Clock wood burning stove. A set of French doors lead to the conservatory.

## CONSERVATORY

9'9 x 6'9 (2.97m x 2.06m)

UPVC double glazed construction with a polycarbonate roof. Sliding patio doors give access to the rear garden. Laminate floor covering.

## OPEN PLAN DINING KITCHEN

17'8 x 13'5 (5.38m x 4.09m)

(narrowing to 10'2)



UPVC double glazed window both to the front and rear elevations, wall mounted designer radiator, LVT flooring, LED ceiling lights, uPVC double glazed side entrance door leading to the garden. A range of light grey wood effect Shaker design kitchen units were newly fitted in 2020 and comprise base cupboards and drawers, working surfaces over with inset ceramic sink and drainer.



Integral appliances include Bosch electric induction hob, extractor over with glass splashback, Bosch electric fan oven and a combination microwave oven and a Lamona dishwasher. Additionally there are integral pull out bins, plumbing for automatic washing machine. A range of tall

units comprises larger cupboard with pull-out stainless steel shelves, storage cupboard with shelving and space for an American style fridge freezer.

## FIRST FLOOR

### LANDING

UPVC window to rear elevation, loft access hatch with ladder and light in the roof space. Built in cupboard housing the Worcester LPG fired combination boiler.

### BEDROOM ONE

10'8 x 8'6 (3.25m x 2.59m)  
(plus 3'5 x 3'2)



UPVC double glazed window to front elevation with rural views, radiator, built in double wardrobe with hanging rail, shelving and oak door.

### BEDROOM TWO

12'2 x 12'2 (3.71m x 3.71m)  
(narrowing to 10'7)



UPVC double glazed windows to the front and side elevations with rural views, cove ceiling, radiator.

### BEDROOM THREE

8'11 x 7' (2.72m x 2.13m)



With uPVC double glazed window to rear elevation, radiator, built in wardrobe with hanging rail and shelving.

### FAMILY BATHROOM

7'4 x 5'4 (2.24m x 1.63m)  
(plus 2'8 x 2'7)





Two uPVC double glazed windows to rear elevation with granite window sills, porcelain tiled floor by Studio Ceramics. The modern white suite comprises of a low suite WC, wall mounted wash hand basin, T-shaped bath with electric Aqualisa rain head shower over. Additionally there is a mixer tap with hand shower, glass shower screen and tiling to splashbacks. Wall mounted chrome towel radiator, LED downlights.

## OUTSIDE



The property occupies a spacious plot. To the frontage there is a conifer hedge, gravelled drive with parking for up to four vehicles, landscaped area with box hedging and

borders planted with shrubs. There is a solid oak side gate leading to an area at the side of the house which is paved with Indian sandstone pavers leading to the rear garden.



The enclosed and secluded rear garden has an Indian sandstone paved patio terrace at the rear of the house and path leading to the rear of the garden. There is a pleasant garden area with hedgerows and close bordered fence to the boundaries. A brick wall and wrought iron gate leads to an enclosed paved yard, currently used as a dog run, and there is a dog kennel.

## WORKSHOP

16'9 x 8'1 (5.11m x 2.46m)



This is a timber framed, insulated and oak clad outbuilding, which has stud internal walls and double glazed wood frames centre opening doors leading to the patio terrace. There is power and light connected with power points and LED downlights. This outbuilding could be used as a workshop, for storage, or with some adjustment, a home office.



## TENURE

The property is freehold.

### **SERVICES**

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Cromwell village. The central heating system is fired by liquid propane gas bottles.

### **VIEWING**

Strictly by appointment with the selling agents.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

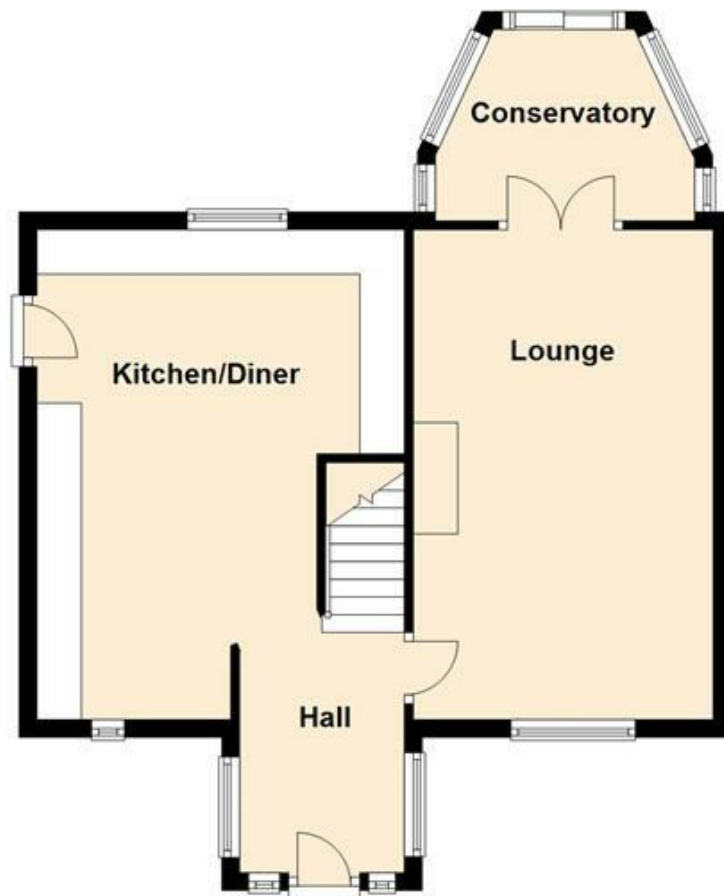
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **COUNCIL TAX**

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

### Ground Floor

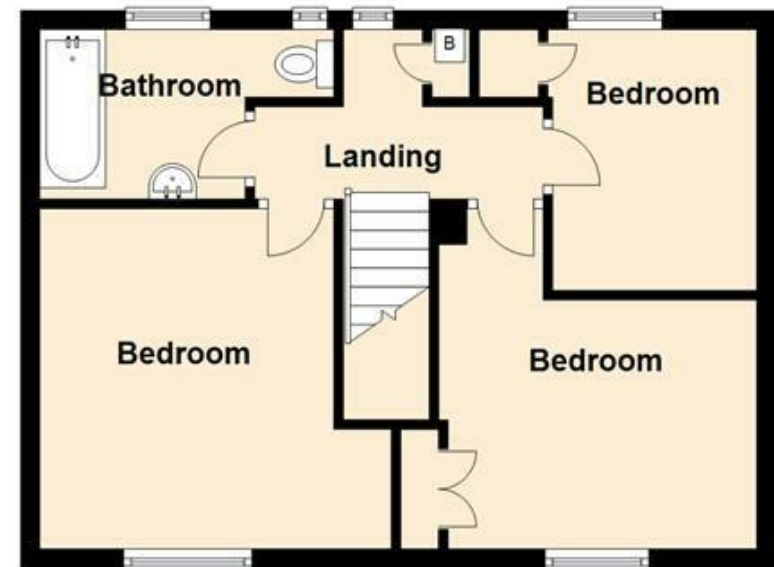
Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)

### First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*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 firm's 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.*

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**RICS**



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