



5 Norwell Lane, Cromwell, NG23 6JQ

**£220,000**  
Tel: 01636 611 811

 **RICHARD  
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PARTNERS  
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A semi-detached three bedroomed house with a larger than average plot extending to 0.05 Ha (0.123 Acre) or thereabouts. There is a Grant central heating boiler which has been regularly serviced, and uPVC windows. There has been a recent EICR electrical installation report and the property redecorated throughout. The property is available immediately with no chain involved.

The accommodation provides on the ground floor with built-in cupboard, separate WC, lounge with fireplace, separate dining room and kitchen. Interested purchasers may note that the stud partition wall between the kitchen and dining room could be removed to make one large living kitchen. The first floor provides three good sized bedrooms and the family shower room with separate WC.

The village of Cromwell is situated 6 miles north of Newark. There are regular bus services serving the village. The Milestone Brewery and Tap provides a very popular pub and eating facility in the village. Access points to the A1 North and South are within close proximity. There are primary schools at Norwell and Sutton on Trent. School bus services to Tuxford Academy.

This semi-detached house is constructed of brick elevations under a tiled roof covering. The following accommodation is provided:

### GROUND FLOOR

UPVC entrance door.

### ENTRANCE HALL

With built in cupboard.

### SEPARATE WC

With low suite WC, corner basin, radiator.

### LOUNGE

15' x 11'11" (4.57m x 3.63m)



Fireplace with brick surround, south facing aspect, radiator.

### DINING ROOM

13'2" x 10' (4.01m x 3.05m)



With radiator.

### KITCHEN

9'10" x 7'8" (3.00m x 2.34m)



Wall cupboards, base units, working surfaces incorporating a one and a half sink unit. Grant oil fired central heating boiler (installed 2014), radiator.

### FIRST FLOOR

### LANDING

With radiator and hatch to the roof space.

### BEDROOM ONE

12'4" x 12'2" (3.76m x 3.71m)



With radiator.

## BEDROOM TWO

12'1 x 9'8 (3.68m x 2.95m)



Built in cupboard, radiator.

## BEDROOM THREE

9' x 8'9 (2.74m x 2.67m)



(Including the bulkhead area)

Radiator.

## BATHROOM



Shower cubicle with electric shower, pedestal basin, fan heater, radiator. Airing cupboard containing hot water cylinder.

## SEPARATE WC

With low suite WC.

## OUTSIDE



The front driveway, part concrete and part gravel, provides ample parking space. There is a front lawn and patio area. The majority of the rear garden is grassed with ample space for a vegetable garden and ideal amenity areas for children. Bunded PVC oil storage tank and paved area.

## NOTE

The garden shed not included in the sale will be dismantled and removed by the sellers prior to completion.

## SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

## TENURE

The property is freehold.

## 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.

## VIEWING

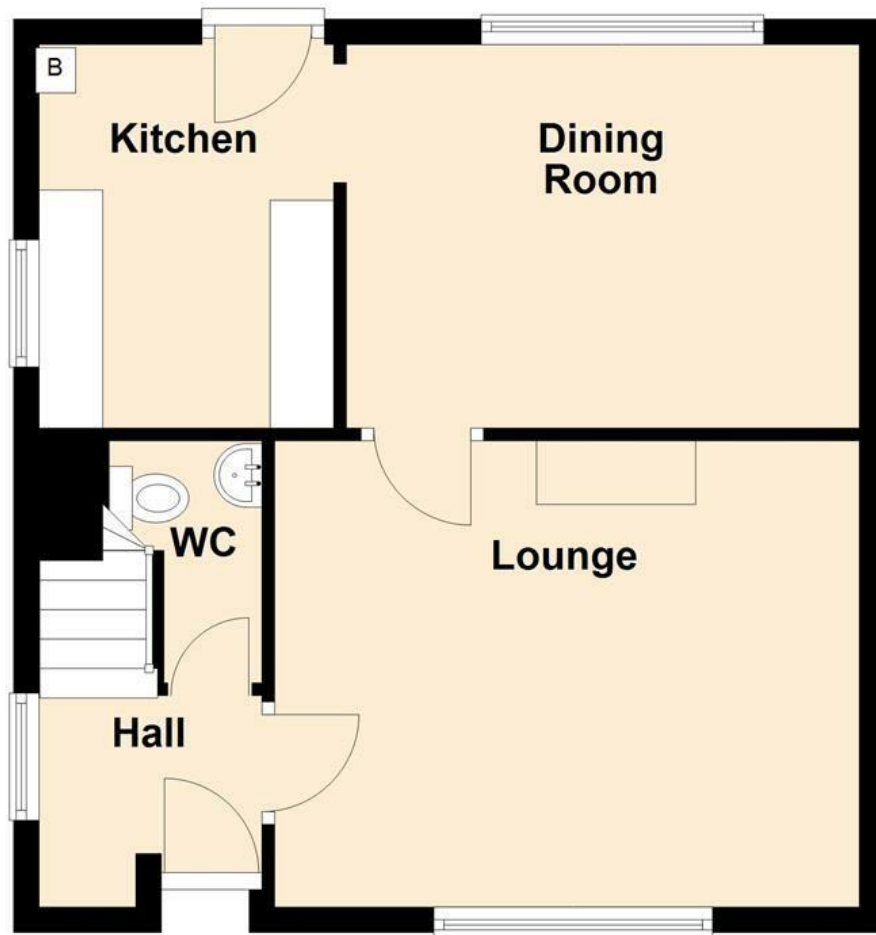
Strictly by appointment with the selling agents.

## COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band B.

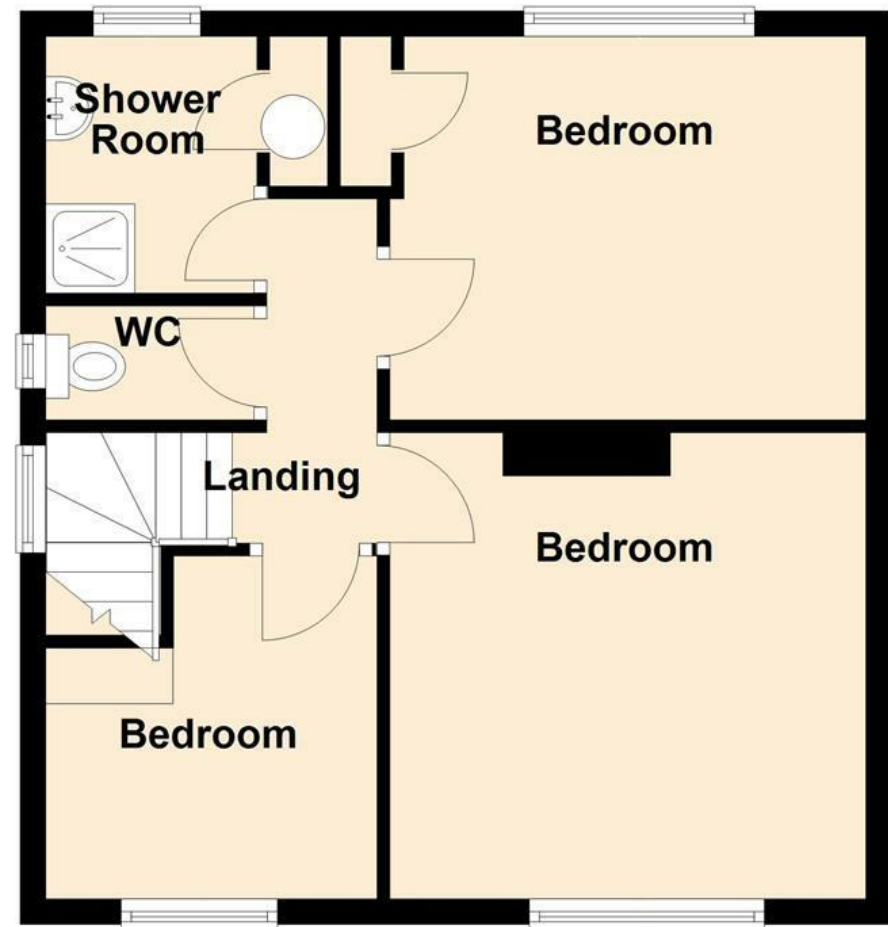
## Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 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	61	71
(39-54) E		
(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.*

*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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