



12 Cockerels Roost

Newton-on-trent, Lincoln, LN1 2FY

£392,500

A modern four bedroom detached house in the convenient rural village of Newton on Trent, built in 2000 and has only had one owner. The house is built in a tasteful mock Georgian style and offers spacious accommodation comprising of Hall, Cloakroom/WC, Lounge with log burner, Dining Room, fitted Kitchen, Utility Room and First Floor Galleried Landing leading to four double Bedrooms, En-suite Shower Room to Bedroom 1 and a Family Bathroom. Outside is a front and rear gardens, a driveway for multiple vehicles and a Detached Double Garage. Viewing is highly recommended.



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SERVICES

Mains Electricity, water and drainage. Oil fired central heating.

EPC RATING – D

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Newton-on-Trent is a rural village located on the A57, 10 miles to the West of the Cathedral City of Lincoln. It is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, with it's direct train links to London Kings Cross, Gainsborough and also the A1. The village itself offers a local primary school, local post office and church.



ACCOMMODATION

HALL

With staircase to first floor, understairs storage cupboard and tiled flooring.

CLOAKROOM/WC

4' 9" x 4' 9" (1.45m x 1.46m) With pedestal wash hand basin, close coupled WC, tiled splashbacks and flooring, radiator and double glazed window to the front aspect.

LOUNGE

19' 11" x 12' 9" (6.08m x 3.91m) With two double glazed sash windows to the front aspect, double glazed French doors to the rear garden, Morso log burner within feature fireplace and three radiators.



DINING ROOM

14' 2" x 11' 0" (4.34m x 3.37m) With two double glazed sash windows to the front aspect and two radiators.

KITCHEN

13' 11" x 11' 0" (4.26m x 3.37m) Fitted with a range of wall and base units with beech work surfaces over, wine rack, eye level Smeg electric oven, Hotpoint electric hob with extractor fan over, integrated fridge and dishwasher, water softener, tiled splashbacks, tiled flooring, radiator and two double glazed windows to the rear aspect.

UTILITY ROOM

10' 11" x 5' 3" (3.35m x 1.61m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, oil fired central heating boiler, tiled splashbacks and flooring, door to the driveway and double glazed sash window to the rear aspect.



GALLERIED LANDING

11' 10" x 11' 7" (3.61m x 3.55m) With double glazed sash window to the front aspect and radiator.

BEDROOM 1

13' 1" x 11' 3" (4.01m x 3.45m) With two double glazed sash windows to the rear aspect and two radiators.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled flooring and walls, radiator and double glazed sash window to the front aspect.

BEDROOM 2

12' 9" x 11' 1" (3.91m x 3.40m) With two double glazed sash windows to the rear aspect and radiators.

BEDROOM 3

12' 9" x 8' 4" (3.90m x 2.55m) With two double glazed sash windows to the front aspect and radiator.

BEDROOM 4

11' 10" x 7' 10" (3.62m x 2.40m) With double glazed sash window to the rear aspect and radiator.





BATHROOM

8' 1" x 6' 7" (2.48m x 2.02m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled flooring and part tiled walls, radiator and double glazed sash window to the front aspect.

OUTSIDE

To the front of the property is a garden laid mainly to lawn with flowerbeds. To the side is a tarmac driveway providing off street parking for multiple vehicles and access to the detached double garage, having twin up and over doors, light and power. To the rear is an enclosed garden which is laid mainly to lawn with a patio seating area, flowerbeds, summer house and shed.



WEBSITE

Our detailed website shows 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

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CWH and iWater 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.

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NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

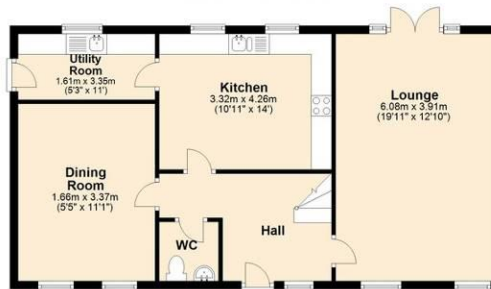
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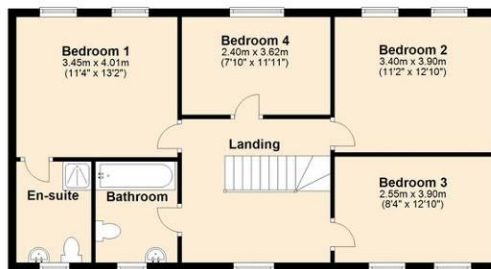
Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



First Floor

Approx. 70.8 sq. metres (762.0 sq. feet)



Total area: approx. 132.8 sq. metres (1429.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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