



Forest Cottage, Brough Lane

Brough, Newark, NG23 7QZ



Book a Viewing

£299,950

A delightful semi detached cottage set on a small cul de sac location comprising of two properties on the outskirts of the hamlet of Brough. Forest Cottage has three bedrooms and a bathroom to the first floor, on the ground floor there are two main reception rooms, office, shower room, utility area and breakfast kitchen. The property benefits from a complete new roof completed in 2024, oil fired central heating, high ceilings and double glazing.





SERVICES -Electricity is connected to the property. Septic Tank. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

EPC RATING – E.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

Entrance Porch Door

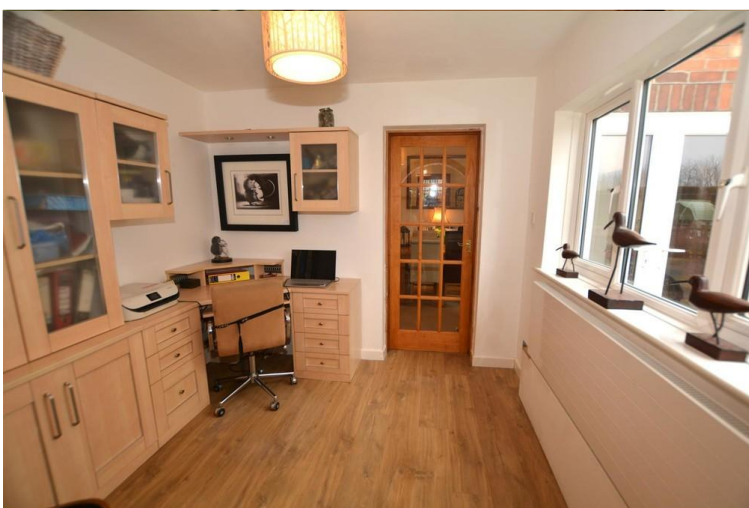
Gives access to the entrance porch

Lounge 5.89m x 2.87m (19'4" x 9'5")

Having a large bay window to the front elevation. Exposed brick fireplace with open fire grate. Wood laminated flooring.

Dining Room 5.89m x 3.58m (19'4" x 11'9")

A superb reception room, ideal for social gatherings. French doors open to the rear garden. Window to the side elevation. Chimney breast cleverly creating a media wall. Radiator. Stairs rise to the first floor. Door opens to the office area.





Office 2.72m x 2.57m (8'11" x 8'5")

Having a window to the side elevation. Laminate flooring. Radiator. Archway through to the Utility Area.

Utility Area 1.68m x 1.45m (5'6" x 4'9")

Having wall units. Working surface with floor standing boiler serving the oil fired central heating system beneath, space and plumbing for a washing machine. Sliding door gives access to the Shower Room. Ceramic tiled flooring.

Shower Room 2.57m x 0.91m (8'5" x 3'00")

Three piece suite comprising low suite WC, wash hand basin set within a vanity unit and a shower cubicle. Radiator. Tiled flooring. Access hatch to the loft space above the office and kitchen.



Rear Entrance Lobby Door

accessing the rear patio. Ceramic tiled flooring. Door to the kitchen.

Kitchen 3.91m x 3.33m (12'10" x 10'11")

Fitted with a range of matching wall and base units surmounted by a working surface and inset with a one and a half bowl sink. Space and electric point for a cooker. Space and plumbing for a dish washer. Ceramic tiled flooring. Door giving access to the enclosed rear lawned area. Large windows to two elevations with open views. Radiator.

First Floor Landing Stairs

Rise to the first floor with wooden larch latch doors off to the bedrooms and bathroom. Window to the side elevation. Access to the loft with pull down ladder.



Bedroom One 3.73m x 3.12m (12'3" x 10'3")

Window to the front elevation. Wooden flooring. Radiator.

Bedroom Two 3.73m x 2.62m (12'3" x 8'7")

Window to the rear elevation. carpet. Radiator.

Bedroom Three 2.82m x 2.62m (9'3" x 8'7")

Window to the front elevation. Wooden flooring. Radiator.

Family Bathroom 2.54m x 1.70m (8'4" x 5'7")

Refitted approximately three years ago with a modern white suite comprising panelled bath with wall mounted center tap with rain head shower over. Low suite WC. Wash hand basin. Window to the rear elevation. Fully tiled walls and floor. Chrome towel radiator.



Garage Single

Garage with power and light. Up and over door to the front, personal access door to the side elevation. In front of the garage is a good sized off road parking area.

Garden Plot

The cottage has delightful gardens to all three sides and are well planted with mature shrubs and trees. Each garden area is enclosed forming a different aspect to each including a lawned area with pond and a patio area with sun and shaded seating.



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

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

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing conceptual floor measurements.

<p>26 Kirkgate Newark NG24 1AB newark@amorrison-mundys.net 01636 700888</p>	<p>22 King Street Southwell NG25 0EN southwell@amorrison-mundys.net 01636 813971</p>	<p>29 Silver Street Lincoln LN2 1AS info@mundys.net 01522 510044</p>	<p>22 Queen Steet Market Rasen LN8 3EH info@mundys.net 01673 847487</p>	<p>Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.</p>
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