



## Middleton House, Main Street Caunton, Nottinghamshire NG23 6AB

**£595,000**

Situated in the heart of the popular rural village of Caunton, this architect designed detached family home offers spacious accommodation throughout which has been lovingly maintained by the present owners from construction. This stunning property offers light and airy open plan living spaces with a dining kitchen and family living room, together with a separate study/snug, utility room and WC. To the first floor a galleried landing provides access to the master suite, which includes master bedroom, dressing room and quality fitted four piece en-suite; together with two further double bedrooms and family bathroom. Outside the gardens are totally enclosed and extremely private. Wooden gates lead to a large driveway offering parking for numerous vehicles. Single garage with courtesy door to the house. Front and rear gardens are laid to lawn with established and well stocked beds and borders, and a rear private patio area.







#### SERVICES

Mains electricity and water connected. Heating provided by Air Source Heat Pump via underfloor heating at ground floor and radiators to first floor. Foul drainage to a sewage treatment plant.

**EPC RATING** – B.

**COUNCIL TAX BAND** – F.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Caunton is an unspoilt rural village, protected by a Conservation Area designation, having a range of amenities, a primary school, a tennis club, a church and village pub. There is a thriving tennis club located just outside the village on the road to Maplebeck. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Nottingham and Mansfield. Newark Northgate Station offers a direct rail link to London Kings Cross.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.





Oak framed canopy porch, glazed panel door to;

**OPEN PLAN DINING KITCHEN AREA 12' 9" x 25' 9" (3.89m x 7.85m)** Bi-fold doors to the front, engineered oak flooring

**KITCHEN AREA** Fitted with ample floor units with oak worktops, inset stainless steel sink, two Neff electric ovens, inset Neff induction hob with Neff stainless steel extractor over, AEG fridge, integral Neff dishwasher, breakfast bar with lighting over, LED spotlights, double glazed window to the rear

**LOUNGE 19' 2" x 21' 2" (5.84m x 6.45m)** Opens directly to the kitchen/dining area with Clearview log burning stove, understairs storage, engineered oak flooring, stairs off to first floor, double glazed double door to the rear, double glazed window to the front



**CLOAKROOM 3' 2" x 6' 7" (0.97m x 2.01m)** Low flush wc, wash hand basin with splash tiling, engineered oak flooring

**STUDY 10' 2" x 8' 11" (3.1m x 2.72m)** Double glazed window to the front

**UTILITY ROOM 10' 1" x 9' 0" (3.07m x 2.74m)** Full width larder cupboard providing ample storage, integral AEG freezer, range of base units with oak worktop, inset stainless steel sink, tiled floor, double glazed window to the rear, door to the garage

**HALF LANDING** Velux window to the rear

**LANDING** Radiator, LED lighting, Velux window to the front



**MASTER BEDROOM 12' 9" x 15' 6" (3.89m x 4.72m)** Recessed cylinder cupboard, double glazed double doors to the front

**DRESSING ROOM 8' 3" x 4' 9" (2.51m x 1.45m)** His & Hers double cupboards, range of fitted hanging rails, LED lighting, radiator, engineered oak flooring

**ENSUITE BATHROOM 11' 10" x 10' 11" (3.61m x 3.33m)** Tiled bath, low flush wc, wash hand basin with splash tiled surround, double walk in shower with rainfall and hand held shower, heated towel rail, double eaves cupboard, tiled floor, LED lighting, two Velux windows to the rear

**BEDROOM TWO 11' 11" x 10' 5" (3.63m x 3.18m)** Double bedroom with loft access, radiator, double glazed window to the front

**BEDROOM THREE 11' 9" x 10' 4" (3.58m x 3.15m)** Double bedroom with radiator, double glazed window to the rear



**BATHROOM 12' 10" x 8' 1" (3.91m x 2.46m)** Panelled bath with glazed side screen and rainfall shower head, low flush wc, wash hand basin, two double eaves cupboards, heated towel rail, splash tiling and tiled floor, two Velux windows to the rear



**OUTSIDE** Double timber gates with side hand gate leading to a gravel driveway, lawned front garden with mature flower/shrub borders and flagstone front seating area. Gated gravel pathways provide access to either side of the house. The rear garden is totally enclosed to provide complete privacy, lawned garden with a gravel seating area, well stocked borders and beds, external lighting, and a summerhouse base.

**WARRANTY** The property benefits from a "Build-Zone 10 year warranty" until 22nd March 2030, which would be transferred to a purchaser. Further details available on request.

**WEBSITE**

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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.

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**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.

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Approx Gross Internal Area  
192 sq m / 2068 sq ft



Ground Floor  
Approx 155 sq m / 1128 sq ft

Denotes head height below 1.5m



First Floor  
Approx 87 sq m / 940 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Copies of items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Snappy 360.

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