



## Stable Cottage, 136 Winthorpe Road Newark, NG24 2AP



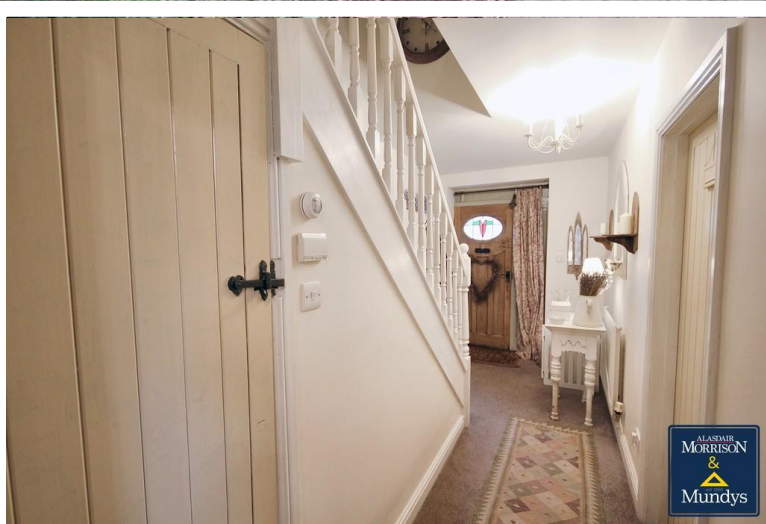
Book a Viewing

**£275,000**

Charming Stable Conversion with cottage appeal and modern comforts - Tucked away off Winthorpe Road, this beautifully converted former 1900's stable blends period charm with contemporary living. Transformed into a semi-detached home in the 2000's, it offers the character of an old cottage, while benefiting from electrics, heating and insulation of more modern times. Stepping inside you will find a welcoming entrance hallway leading to a living room, a shaker style kitchen diner and a garden room at the rear, perfect for enjoying views of the picturesque cottage style garden. A handy WC cloakroom completes the ground floor. Upstairs there are three bedrooms and a family bathroom with a bath and overhead shower. Outside, the property boasts a private driveway and garage, offering off road parking and storage. Despite its peaceful, tucked away setting, this home is conveniently close to Newark's excellent amenities, including direct rail links to London, ideal for commuters or those seeking a countryside escape with urban convenience. A rare opportunity to own a unique character home, book your viewing today!



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – A.

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

**TENURE** - Freehold.

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

**LOCATION**

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre.





The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

#### **ENTRANCE HALL**

With stairs to the first floor landing, radiator and latch doors to the kitchen diner, living room and cloakroom.

#### **CLOAKROOM WC**

With low level WC, wash hand basin, tiled splash-backs and extractor.

#### **LIVING ROOM**

16' 3" x 10' 11" (4.95m x 3.33m) With double glazed window to the rear elevation, radiator and double glazed French doors leading to the garden room at the rear.



#### **GARDEN ROOM**

8' 9" x 8' 4" (2.67m x 2.54m) With low wall, double glazed windows to two elevations, double glazed skylight, wood flooring and door leading to the rear garden.

#### **KITCHEN DINER**

16' 0" x 9' 7" (4.88m x 2.92m) Fitted with cream Shaker style wall and base units with a work surface, incorporating a one and a half bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob and stainless steel extractor hood, under counter space for a washing machine and further appliances, freestanding space for a fridge freezer, wall mounted boiler, radiator, tiled splash-backs, tiled flooring and double glazed windows to the front and side elevations.



#### **FIRST FLOOR LANDING**

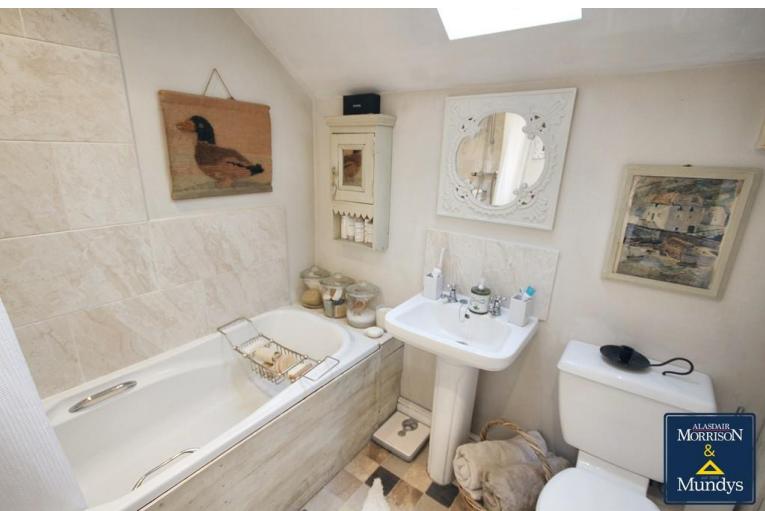
With radiator, built-in storage cupboard and latch doors to the bathroom and three bedrooms.

#### **BATHROOM**

6' 8" x 6' 2" (2.03m x 1.88m) With three piece suite comprising a low level WC, pedestal wash hand basin and bath with a mains fed shower over, tiled splashbacks, radiator, extractor, inset spotlights and skylight window to the front.

#### **BEDROOM ONE**

14' 9" (to front of wardrobe) x 9' 11" (into recess) (4.5m x 3.02m) With double glazed dual aspect windows to the front and side elevations, radiator, inset spotlights and built-in wardrobes with sliding doors.



#### **BEDROOM TWO**

10' 6" x 9' 8" (3.2m x 2.95m) With double glazed window to the rear and radiator.

#### **BEDROOM THREE**

7' 5" x 6' 3" (2.26m x 1.91m) With double glazed window to the rear and radiator.

#### **OUTSIDE**

With paved patio area, lawned, gated access at the side and pergola with gravelled pathway leading to a further lawned area with shed. To the front is a driveway and garage, a blocked paved area allowing pedestrian access next door and a screened area for privacy.



## GARAGE

17' 3" x 8' 3" (5.26m x 2.51 m) Having an up and over door, power and lighting.

### 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](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### 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.

CMH, 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.

### BUYING YOUR HOME

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 roughly checked.

### GENERAL

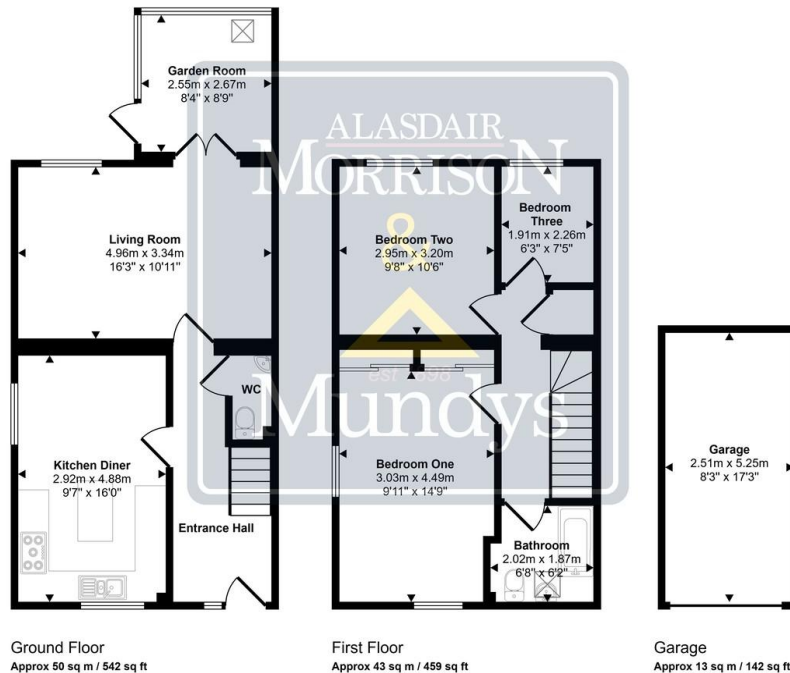
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Approx Gross Internal Area  
106 sq m / 1144 sq ft



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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

26 Kirkgate  
Newark  
NG24 1AB  
[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH  
[info@mundys.net](mailto:info@mundys.net)  
01673 847487

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