



## Rose Cottage, Main Street

Fiskerton, Southwell, NG25 0UL

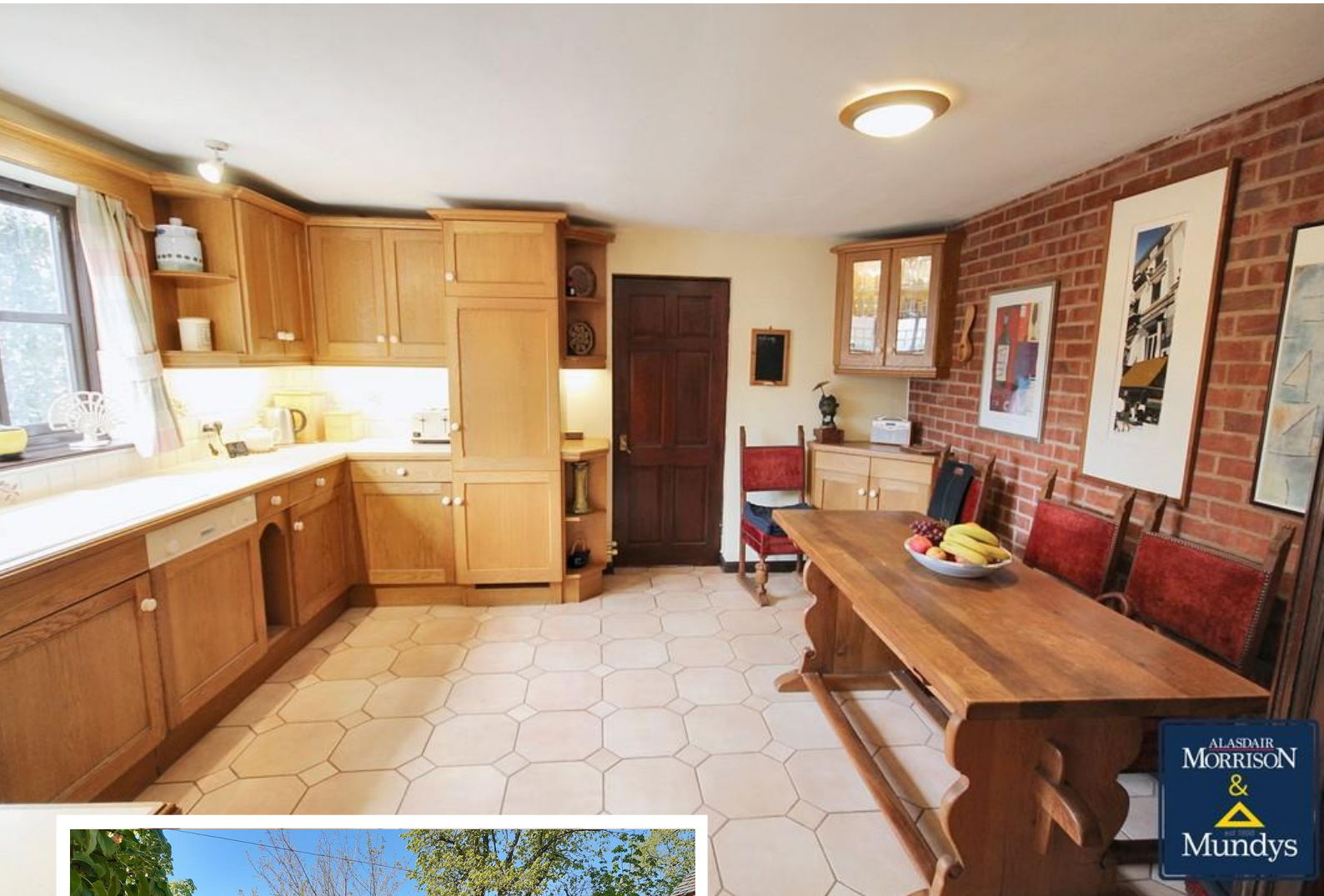


Book a Viewing

**£325,000**

Step back in time with this enchanting Grade II Listed cottage, where original features date back to the 1700's. Brimming with character and charm, the home showcases exposed beams, a feature window and exposed brick wall to the kitchen diner. The extended accommodation includes an entrance hall leading to a convenient utility room with a WC and wash hand basin. The kitchen diner is full of charm with exposed brickwork and integrated appliances, while the living room offers a warm and inviting space with beamed ceilings and a feature fireplace. A porch provides direct access to the beautifully gravelled, country cottage style garden. Upstairs, the property boasts three well sized bedrooms, including a master with an en-suite shower and wash hand basin. A family bathroom with a temperature balanced power shower over the bath completes the first floor. Externally, the property benefits from a garage with power and light, offering additional storage or workshop space.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – E.

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

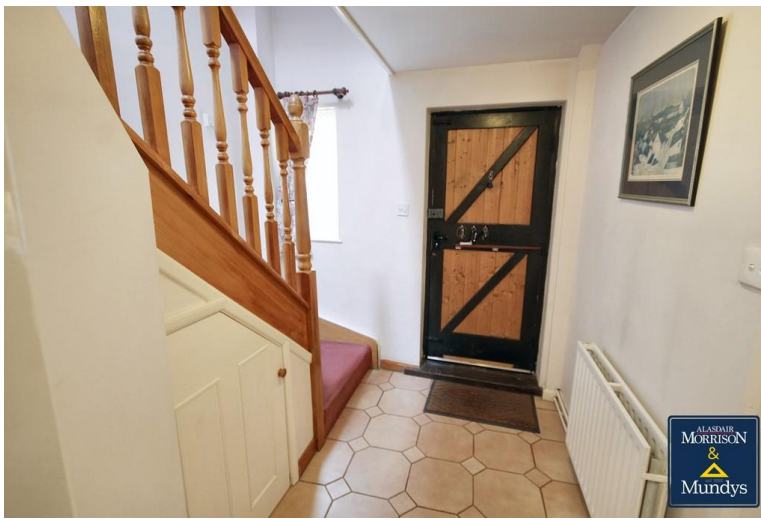
**TENURE** - Freehold.

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

**LOCATION**

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**LOCATION** Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster Town of Southwell. The village benefits from being in the Southwell Minster School and Lowes Wong School catchment area, with a school bus to the Lowes Wong School, and has a post office/store, public house and a rail link connecting Newark and Nottingham.

**F4RN - FULL FIBRE** Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future-proof broadband connections which transform online experience. F4RN is a non-profit Community Benefit Society (a special form of Limited Company).

**ENTRANCE HALL** With entrance door and double glazed window to the front elevation, radiator, stairs to the first floor landing with an under stairs storage cupboard, tiled floor and doors to the utility room and kitchen diner.

**UTILITY ROOM / WC** 8' 0" x 5' 10" (2.44m x 1.78m) Fitted with a range of wall and base units with a wooden work surface over and under counter spaces for a washing machine and tumble dryer, low level WC, wash hand basin, radiator and tiled floor.

**KITCHEN DINER** 13' 1" x 12' 4" (3.99m x 3.76m) Fitted with a range of wall and base units with a work surface over, incorporating a one and a half bowl sink unit with a stainless steel mixer tap, integrated fridge freezer and dishwasher, fitted oven and four ring gas hob with extractor hood over, tiled splash-backs, tiled floor, radiator, double glazed window to the front elevation, feature exposed brick wall and door to the living room.

**LIVING ROOM** 15' 4" (into recess) x 14' 2" (4.67m x 4.32m) With windows to three elevations, radiator, picture rail, beams to the ceiling and a brick built fireplace with a log burner effect gas fire.

**PORCH** With doors to the living room and to the garden at the side.

**FIRST FLOOR LANDING** With double glazed skylight windows to the rear elevation, wall light points, radiator, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

**MASTER BEDROOM** 14' 11" x 13' 5" (maximum measurements) (4.55m x 4.09m) With windows to the



front and side elevations, radiator and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM 6' 6" x 5' 2" (1.98m x 1.57m)** A two piece suite comprising a shower cubicle with an electric shower over and wash hand basin within a vanity unit, tiled floor, tiled walls, chrome heated towel rail and an extractor.

**BEDROOM TWO 14' 2" x 7' 6" (4.32m x 2.29m)** With double glazed window to the front elevation, radiator and access to the loft.

**BEDROOM THREE 11' 1" x 9' 0" (3.38m x 2.74m)** With double glazed window to the front elevation and radiator.

**BATHROOM 9' 6" x 8' 0" (into recess) (2.9m x 2.44m)** A three piece suite comprising a low level WC, panelled bath with a temperature balanced power shower over and a wash hand basin set within a vanity unit, radiator, tiled splash-backs, access to the loft and a double glazed opaque window to the front elevation.

**GARAGE 14' 2" x 7' 10" (4.32m x 2.39m)** With double doors, power, light and housing the wall mounted gas fired central heating boiler.

**OUTSIDE** An enclosed gravelled walled cottage style garden with gated access.

**SERVICES** All main services available. Gas fired central heating.

The property is currently connected to a superfast fibreoptic broadband from F4RN with wifi in every room for computer, phone and TV reception.

**NOTE** There is right of access for residents along Anchordown shared with six other properties. There is an Easement on a soakaway and exhaust vents, as well as access for property maintenance with neighbouring Fiskerton House.

**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 & Co, Taylor Rose, Bridge, McFarland, Dale & Co, Bird & Co and G also n 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.

**BUYING YOUR HOME**

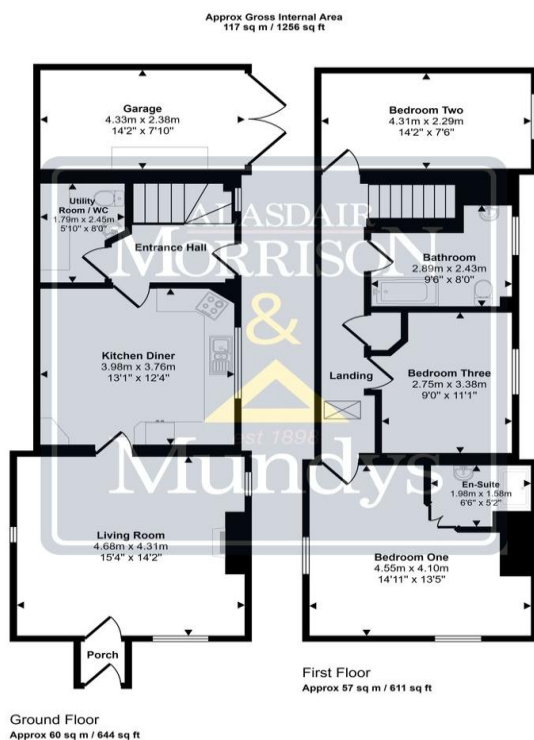
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**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.



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 Magic Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

