



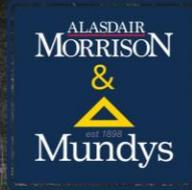
Field Mouse Cottage, 2 Main Street, Eakring, Newark, NG22 0DD

Guide Price £325,000

Field Mouse Cottage is a delightful double fronted end terrace Victorian cottage, situated in the heart of this popular Conservation village, which has been lovingly modernised and maintained by the present owners with a sympathetic mix of period features and modern fixtures and fittings. This wonderful home benefits from double glazed wooden windows and accommodation comprising open plan Lounge/Dining Room, fully fitted modern Breakfast Kitchen and a First Floor Landing to two double Bedrooms, a third Bedroom and four piece Bathroom. Outside there is off road parking, a rear terrace garden with steps up to the superb, well-stocked rear garden with summerhouse which offers far reaching views, timber shed and store, two patio areas and a lawn.



Field Mouse Cottage, 2 Main Street, Eakring, Newark, NG22 0DD



SERVICES

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

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





ACCOMMODATION

ENTRANCE

With Oak front entrance door with leaded glazed panel inset leads to lounge/dining room.

LOUNGE/DINING ROOM

22' 1" x 11' 7" (6.73m x 3.53m) With two double glazed wooden windows to the front elevation, two radiators, beams to ceiling, multi-fuel burner with flagstone hearth, brick fireplace and wall lights.

KITCHEN/BREAKFAST ROOM

19' 9" x 7' 10" (6.02m x 2.39m) Fitted kitchen installed approx. 2 years ago with a range of wall, floor mounted cupboards and drawers with work surfaces over, inset Rangemaster sink with Bristan mixer tap, splash tiled surround, Rangemaster oven with five ring hob and Rangemaster extractor over, integrated fridge freezer, integrated bin, integrated Caple microwave, recess and plumbing for washing machine, integrated dishwasher, Quarry tiled flooring, radiator, breakfast bar, beams to the ceiling, wall lights, two wooden double glazed windows to the rear elevation, stairs to the first floor, understairs pantry with shelving and a stable door with glazed panel inset to the rear elevation.



FIRST FLOOR LANDING

With wooden double glazed window to the side elevation.



MASTER BEDROOM

10' 11" x 11' 6" (3.33m x 3.51m) With wooden double glazed window to the front elevation, original cast iron fireplace and radiator.

BEDROOM 2

12' 4" x 11' 10" (3.76m x 3.61m) With wooden double glazed window to the front elevation, radiator and original fireplace with lighting and access to the roof space (which is insulated and partly boarded).

BEDROOM 3

8' 8" x 7' 9" (2.64m x 2.36m) With double glazed wooden window to the rear elevation and radiator.



BATHROOM

11' 0" x 5' 3" (3.35m x 1.6m) With quality fitted four-piece suite including ball and claw Victorian style bath, separate shower cubicle with fixed head and handheld shower, tiled surround, vanity wash hand basin, low level WC and a traditional style radiator/towel rail.



OUTSIDE

To the side of the property there is off road parking which has wrought iron double gates that lead to the rear terrace area with flower/shrub beds, new Grant oil fired combi boiler, steps up from the rear terrace to the rear garden.

The lawned rear garden has well-stocked flower/shrubs beds and borders, raised beds, two flagstone patios areas, gravelled pathway, external tap and watering system, summer house with electric, workshop and shed with electric, coach light, greenhouse and oil storage tank.

The elevated rear garden offers delightful views over Eakring and beyond over open countryside.



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

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

Sims & 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, J Walter and Callum Lyman will be able to provide information and service 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

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 are 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



ALASDAIR
MORRISON
&
MUNDYS



ALASDAIR
MORRISON
&
MUNDYS

Approx Gross Internal Area
85 sq m / 915 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 43 sq m / 466 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.



46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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