



**2 Main Street, Eakring,
Newark, NG22 0DD**



Book a Viewing!

£310,000

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.



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SERVICES

All mains services available. Gas 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.





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ACCOMMODATION 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 and 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, 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

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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, J Walter and Callum Lyman 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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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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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
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

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