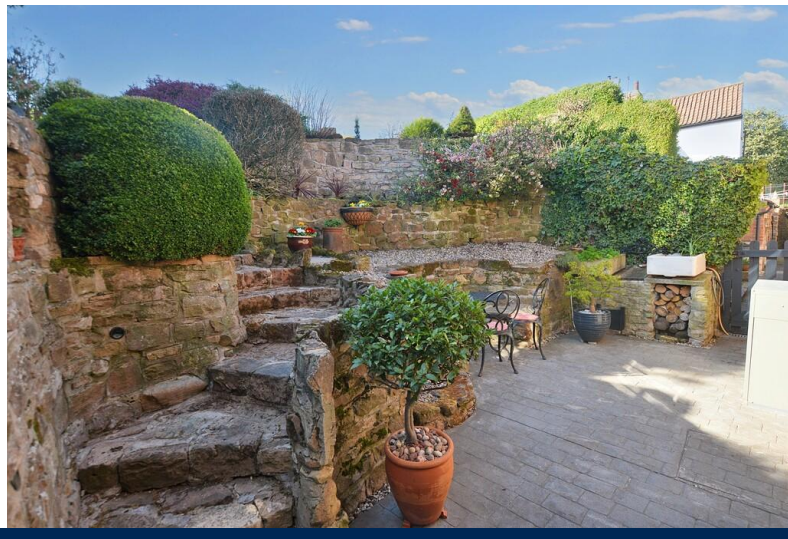
Main Street

Eakring, Newark, NG22 0DD

Book a Viewing!

£300,000

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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LOCATION
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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.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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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

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GETTING A MORTGAGE
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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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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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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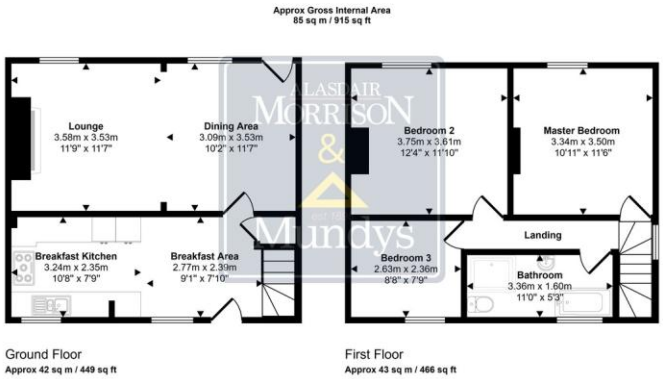

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The Property Ombudsman