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est 1898

## March Cottage, Kirklington Road, Eakring, Newark, NG22 0DA

**£425,000**

Spacious and well-appointed detached cottage, which retains many of its original features, located in the heart of this popular village which offers easy access for the daily commute. The accommodation in brief comprises of an Open Plan Lounge/Study/Office, fitted Kitchen with Utility, Family Room and a First Floor Landing leading to three double Bedrooms and Shower Room. Outside there is off road parking with a rear enclosed lawn garden, private patio area, summerhouse and workshop.



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### SERVICES

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – D.

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

**TENURE** - Freehold.

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



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## ACCOMMODATION

### KITCHEN

15' 3" x 6' 7" (4.65m x 2.01m) Side glazed door gives access to the Kitchen, with a range of wall and base units with wooden work surfaces over, undermounted ceramic sink, splash tiled to work surfaces, Hot Point electric double oven, induction hob with extractor over, side double glazed window and doors to the utility room and family room.

### UTILITY ROOM

With work surface and space for washing machine below.

### FAMILY ROOM

14' 10" x 13' 0" (4.52m x 3.96m) With French doors to the rear garden, vertical radiator, two double glazed windows to the side elevation, wall mounted lighting and recessed boiler cupboard housing the oil fired central heating boiler.

### OPEN PLAN LOUNGE/STUDY/OFFICE

Lounge 12' 2" x 14' 3" (3.71m x 4.34m) With double glazed window to the front elevation, radiator, vertical radiator, multi-fuel burner with brick surround and tiled hearth, staircase to the first floor landing and a front entrance door with glazed panelling inset (currently not used).

### Study/Office

6' 9" x 10' 7" (2.06m x 3.23m) With double glazed window to the front elevation, vertical radiator and wall lights.

### FIRST FLOOR LANDING

With double glazed window to the side elevation.

### BEDROOM 1

12' 1" x 12' 1" (3.68m x 3.68m) With double glazed window to the front elevation, corner cupboard and radiator.

### BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m) With double glazed windows to the front and side elevations, range of fitted wardrobes, wall lights and radiator.





## BEDROOM 3

6' 11" x 12' 8" (2.11m x 3.86m) With double glazed window to the rear elevation, a range of fitted wardrobes and radiator.



## SHOWER ROOM

9' 4" x 5' 11" (2.84m x 1.8m) With fully fitted suite to include Mira shower cubicle, vanity wash hand basin and low level WC, heated towel rail, splash tiled surround, double glazed window to the side elevation.



## OUTSIDE

There is side blocked paved hardstanding with wrought iron double gates, side light and gated access to the rear garden. The rear garden has a covered lower seating area, external lighting, oil storage tank, steps to the raised lawned garden with well-stocked flower/shrub borders, block paved central seating area, outside tap, additional flagstone patio, summer house with light and an additional workshop to the rear.

### WEBSITE

Our detailed web site 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 - WHO WE MAY REFER YOU TO

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, Ringside 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.

CWHL, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 thoroughly 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 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.

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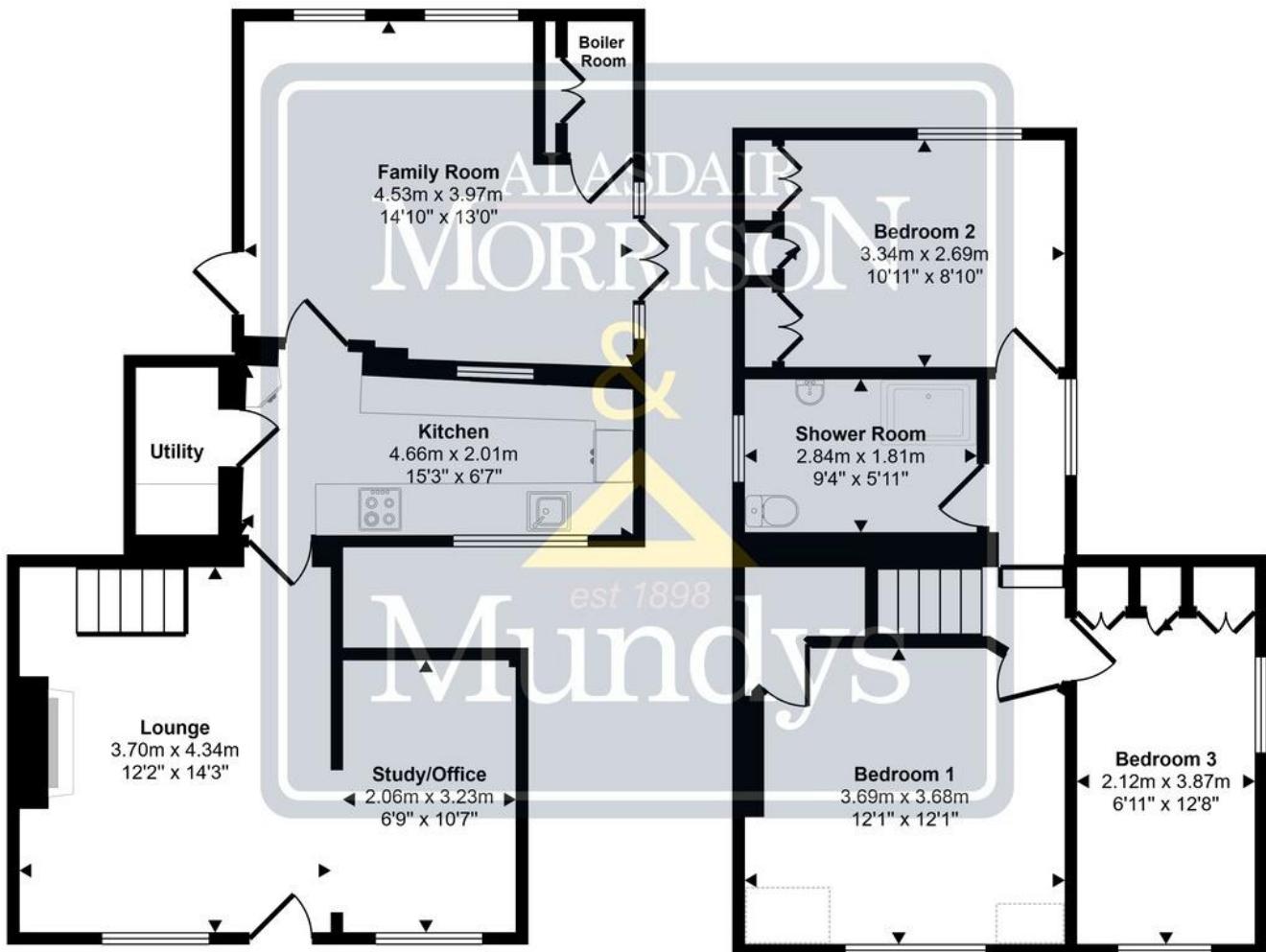


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Approx Gross Internal Area  
101 sq m / 1086 sq ft



Denotes head height below 1.5m

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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