



## **Mahew Cottage, Sandy Lane**

Oxton, Southwell, NG25 0SJ



Book a Viewing

### **Offers in Excess of £300,000**

Full of charm and character, this beautifully modernised cottage offers the perfect blend of period features and contemporary comfort, and is available with no upward chain. Showcasing exposed beams and an impressive inglenook-style chimney breast with a brand-new inset multi-fuel burning stove, the home enjoys a warm and welcoming atmosphere throughout. The ground floor features a cosy Living Room alongside a stylish re-fitted Kitchen Diner, creating an ideal space for both everyday living and entertaining. Upstairs, there are two well-proportioned Bedrooms and a newly fitted contemporary Shower Room. Outside, the enclosed lawned garden provides a private and enjoyable outdoor retreat, while a dedicated parking adds further convenience. Benefiting from gas central heating, brand-new double-glazed windows throughout, and presented in turnkey condition, this delightful cottage is ready to move straight into and enjoy from day one.



#### LOCATION

Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a primary school; a village hall and traditional public houses.

#### ACCOMMODATION

##### ENTRANCE LOBBY

With under stair storage cupboard, beams to the ceiling and doors to the kitchen and living room.

##### KITCHEN DINER

12' 2" x 11' 11" (3.71m x 3.63m) A newly fitted kitchen comprising base unit, cupboards and drawers with a work surface incorporating a sink unit with a gold coloured mixer tap, fitted oven, ceramic hob and extractor, under counter space for a washing machine and space for two further appliances, radiator, wall light points, beam to the ceiling and uPVC double glazed window to the front elevation.

##### LIVING ROOM

12' 1" x 11' 11" (3.68m x 3.63m) With a uPVC double glazed window to front elevation, wall light points, beams to the ceiling, radiator, Inglenook fireplace with multi fuel



burning stove and enclosed stairs to the first floor.

#### LANDING

With a uPVC double glazed window to the front elevation, built-in cupboard housing the wall mounted combination boiler and doors to the two bedrooms and shower room.

#### BEDROOM ONE

12' 0" x 11' 11" (3.66m x 3.63m) With uPVC double glazed windows to the front and to the rear elevations and a radiator.

#### BEDROOM TWO

12' 1" x 6' 11" (3.68m x 2.11m) With uPVC double glazed window to the rear elevation and a radiator.

#### SHOWER ROOM

9' 3" (into recess) x 4' 8" (2.82m x 1.42m) Newly fitted bathroom comprising a low level WC, wash hand basin set with a vanity unit and shower cubicle with mains fed rain head shower, extractor, water board splashbacks, gold heated towel rail and uPVC double glazed window to the front elevation.

#### OUTSIDE

Gated access at the side with shared driveway leading to an allocated parking. The garden is enclosed and laid to lawn.



#### KEY FACTS FOR BUYERS

#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

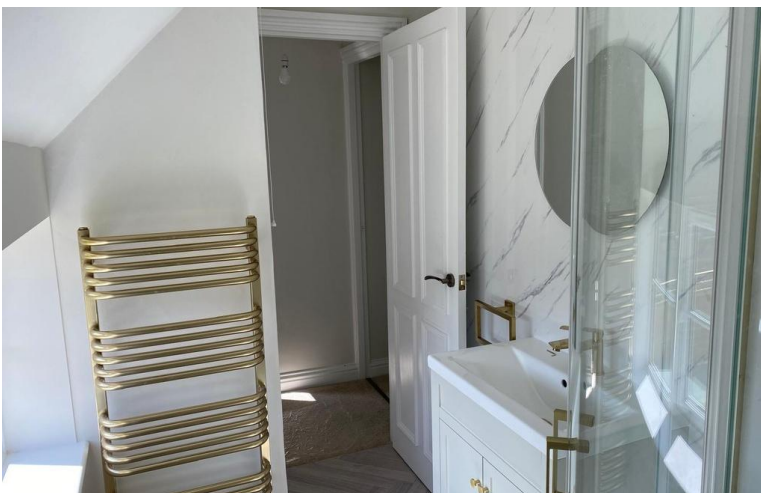
**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

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





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**NOTE**

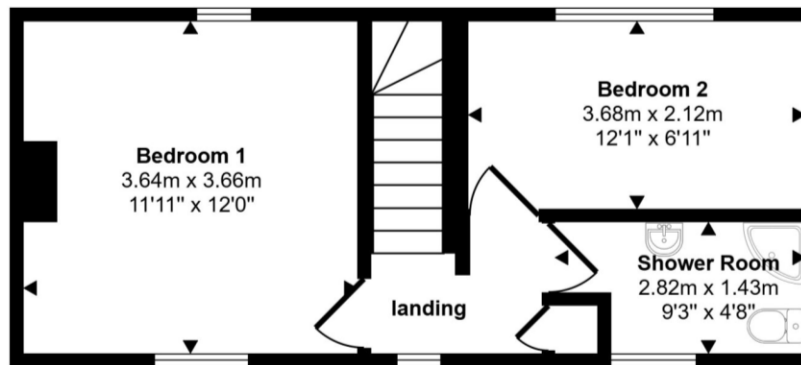
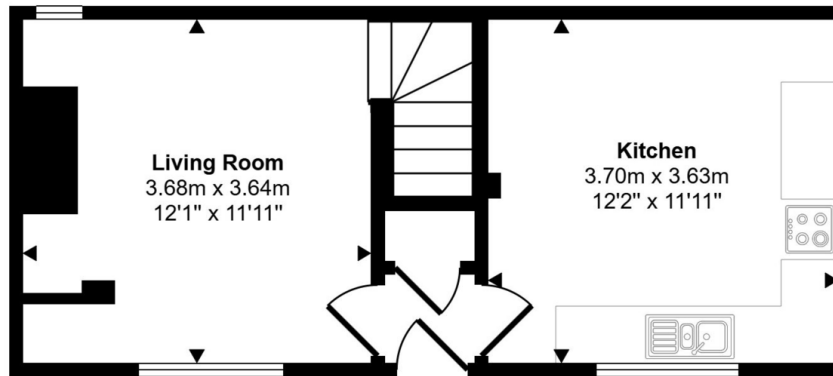
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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