

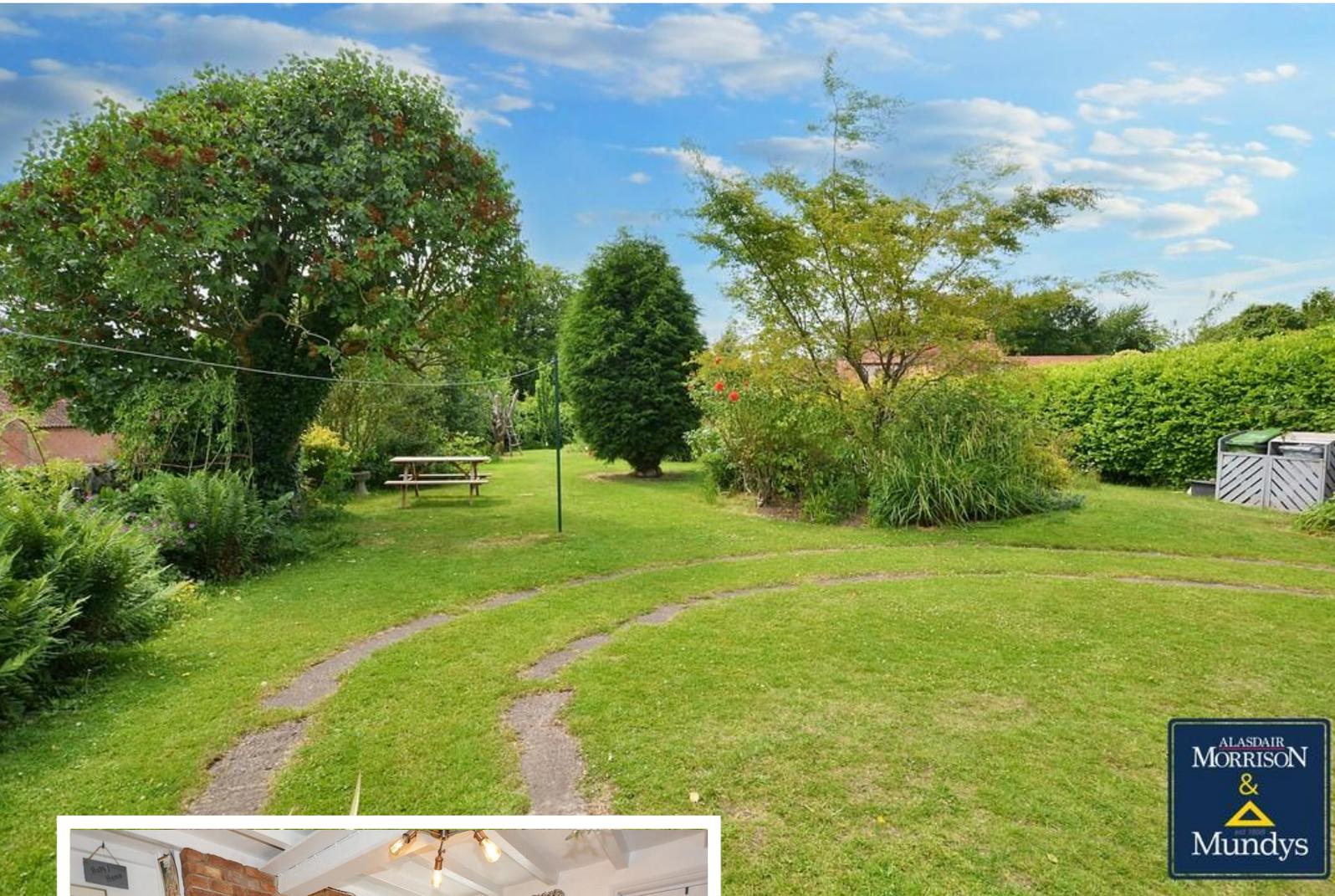
## Bay Tree Cottage, The Bar, Laxton Newark, NG22 0NT

**£415,000**

Exceptionally well maintained and modernised detached cottage situated in this charming rural location offering far reaching field views. The well-appointed and flexible living accommodation briefly comprises of snug, open plan breakfast room/kitchen, lounge, office/occasional bedroom, cloakroom/WC, first floor landing leading to two double bedrooms and shower room. Outside there is rear off road parking for two cars leading to a single detached garage with workshop. To the front of the property there is a garden which offers a formal lawn with well-stocked flower/shrub beds and borders, established trees and a workshop. We highly recommend an early viewing, call 01636 813 971 to arrange.



Bay Tree Cottage, The Bar, Laxton, Newark, Nottinghamshire, NG22 0NT



**SERVICES**

Mains electricity, water and drainage. Oil Central Heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

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

**TENURE** - Freehold.

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





## ACCOMMODATION

### SNUG

11' 3" x 11' 5" (3.43m x 3.48m) With a double glazed panel door, a feature brick open coal fire with a Flagstone hearth, double glazed window to the front elevation, radiator, sliding door to the kitchen, door to the stairs and a beam ceiling.

### DINING AREA

9' 4" x 11' 3" (2.84m x 3.43m) With a log burner with Flagstone base, painted wooden floor, double glazed window to the front elevation, a radiator and fire side cupboard/pantry with shelving and wall lights.



### KITCHEN

17' 4" x 4' (5.28m x 1.22m) With a range of wall and floor mounted units, electric oven, hob with extractor over, space for fridge freezer, ample work surfaces with splash tiled surround, wine rack and two double glazed windows to the rear elevation.

### LOUNGE

18' 1" x 11' 5" (5.51m x 3.48m) With double glazed sliding patio door to the garden, double glazed windows to the front elevation with shutters, radiator and door to the office/bedroom.

### OFFICE/OCCASIONAL BEDROOM

This room offers flexible accommodation and has a double glazed window, double glazed door to the front elevation, radiator and door to cloakroom/WC.



### UTILITY ROOM/WC

3' 8" x 11' 3" (1.12m x 3.43m) With space and plumbing for washing machine, space for tumble dryer, low level WC, feature towel rail, wash hand basin with vanity storage below and double glazed windows to the side and front elevations.

### FIRST FLOOR LANDING

With radiator.

### BEDROOM 1

10' 7" x 11' 9" (3.23m x 3.58m) With double glazed window to the front elevation, radiator, wall lights and a recessed wardrobe with rail.

### BEDROOM 2

8' 6" x 10' 10" (2.59m x 3.3m) With double glazed window to the front elevation, radiator and a wardrobe with rail and shelving.

### SHOWER ROOM

5' 8" x 4' 8" (1.73m x 1.42m) With suite to comprise of shower cubicle, low level WC and vanity wash hand basin, double glazed window, splash tiled surround and heated towel rail.





## OUTSIDE

A rear driveway provides parking for two vehicles and leads to a single garage and additional workshop/store room.

## FRONT GARDEN

A five bar gate gives access to a further off road parking space which in turn opens to the formal lawned garden which has delightful flower/shrub beds and well-stocked borders, a variety of established trees and far reaching field views, perimeter hedge and stone wall.

## GARAGE

22' 4" x 7' 10" (6.81m x 2.39m) With double doors, lighting and power.

## WORKSHOP/STORE ROOM

7' 10" x 6' 0" (2.39m x 1.83m) With lighting and power.

## WORKSHOP

15' 8" x 11' 9" (4.78m x 3.58m)



### WEBSITE

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Slis & 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 services 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

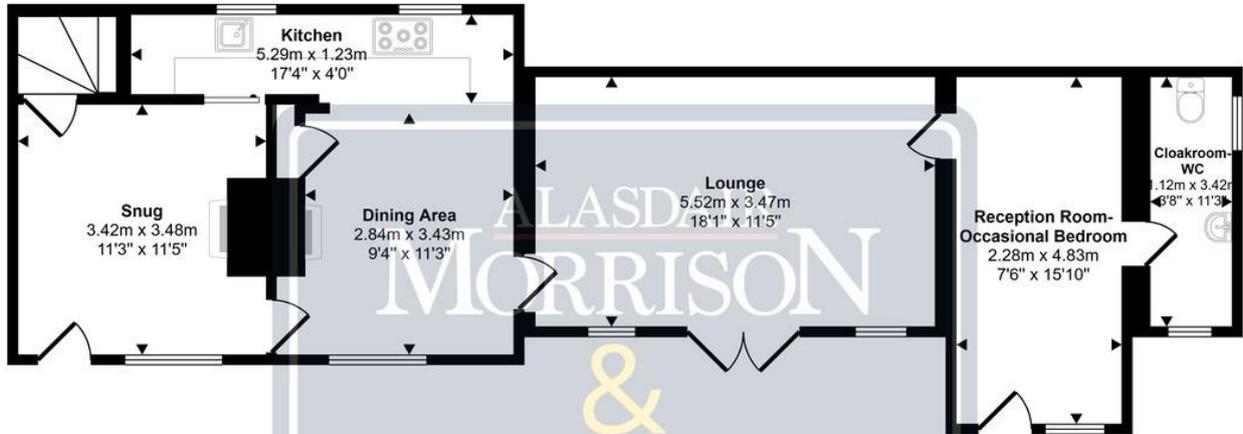
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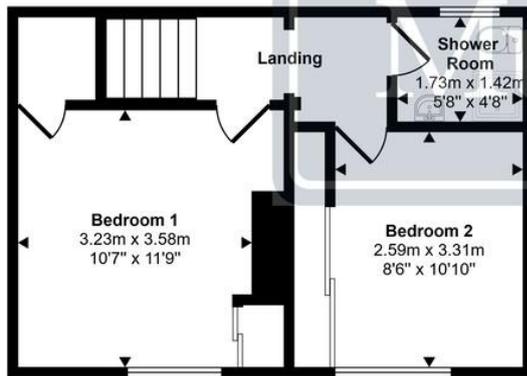
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Approx Gross Internal Area  
103 sq m / 1109 sq ft



Ground Floor  
Approx 69 sq m / 743 sq ft



First Floor

46 Middle Gate  
Newark  
NG24 1AL

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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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