



## Cottage View, Cauntton Road

Hockerton, NG25 0PL



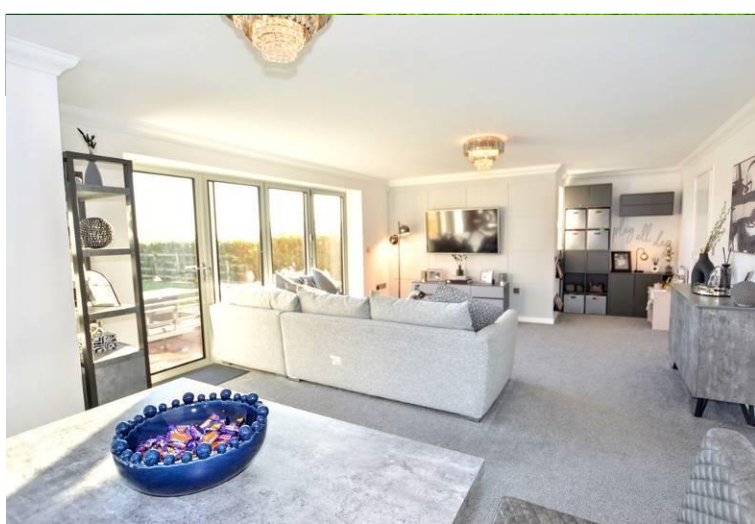
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### Guide Price £445,000

Immaculately presented Detached Family Home, lovingly maintained by the current owners and set within this well regarded village location. Occupying an elevated position with open fields to the rear, the property enjoys both privacy and attractive outlooks. The home falls within the Minster School catchment and offers easy access to Southwell town centre, with its excellent range of amenities and facilities. There are convenient road links to Newark and Mansfield for commuting, while Newark Northgate railway station provides a direct service to London King's Cross in approximately 1 hour 20 minutes. The spacious and well planned accommodation briefly comprises: Entrance Hall, Cloakroom/WC, open plan Lounge/Dining Room, fitted Breakfast Kitchen and Utility Room. To the First Floor is a Master Bedroom with En-suite, Two further Double Bedrooms and a Family Bathroom. Externally, the property benefits from a block-paved driveway and single oak-framed garage.







#### SERVICES

Mains electric and water services available. LPG central heating. Private treatment plant – Klargester Waste Water System.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E (Newark and Sherwood DC).

**TENURE** - Freehold.

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

#### LOCATION

Hockerton is a small village set in unspoilt countryside with the popular Spread Eagle public house located in the village and a nearby farm shop with café. The village is just two miles from Southwell, offering easy access to Nottingham, Newark, Lincoln and Mansfield as well. Southwell offers a wide range of amenities, professional services and a sports centre with schools for all ages, the larger market town of Newark offers a more extensive range of retail amenities, restaurants and leisure facilities including a sport centre and marina. Newark Northgate station offers a direct rail link into London Kings Cross in one hour and 20 mins.





## ACCOMMODATION

### ENTRANCE HALL

8' 2" x 11' 3" (2.49m x 3.43m) Composite entrance door with glazed panel inset gives access to entrance hall, staircase off to first floor accommodation having a glass balustrade and brushed chrome banister, windows to the front and side elevations, tiled floor and understairs storage cupboard.

### CLOAKROOM/WC

3' 3" x 6' 9" (0.99m x 2.06m) Comprising of low level WC, wash hand basin with vanity storage beneath, double glazed window to side elevation and tiled floor.

### LOUNGE/DINING ROOM

21' 5" x 14' 7" (6.53m x 4.44m) Light and airy living space with the ability to have a dining table, full width Bi-fold doors leading to the rear flagstone patio area which offers a south-easterly view over fields to the rear of the property and open countryside beyond. One wood panelled wall, sky-light and corner recess which is ideal for home office space, double glazed window to the rear elevation and door off to breakfast/kitchen.

### BREAKFAST/KITCHEN

14' 1" x 11' 3" (4.29m x 3.43m) With a range of soft close Shaker style units with black sparkle granite worktops and upstands, breakfast bar, undercounter lighting, integrated appliances includes NEFF double oven, NEFF five ring gas hob with extractor hood over, granite splash back, integrated dishwasher, under mounted sink with mixer tap and groove drainer, wine rack, tiled floor and two double glazed windows to the front elevation.

### UTILITY ROOM

4' 10" x 4' 11" (1.47m x 1.5m) Having plumbing for washing machine and space tumble dryer or further appliance, base unit with granite worktop over and a wall mounted Worcester central heating boiler.

### FIRST FLOOR LANDING

4' 11" x 6' 4" (1.5m x 1.93m) Access to roof space, Velux window and airing cupboard/linen store housing hot water tank.

### MASTER BEDROOM

14' 2" x 11' 5" (4.32m x 3.48m) With double glazed window to front elevation offering open views, radiator, two double fitted wardrobes and door off to en-suite.

### EN-SUITE

4' x 8' 11" (1.22m x 2.72m) Comprising double shower cubicle with wash hand basin, heated towel rail, splash tiled walls, Velux window, Xpelair extractor fan and low flush WC.

### BEDROOM 2

8' 2" x 14' 7" (2.49m x 4.44m) With double glazed window to rear aspect overlooking field to rear with further countryside views, half panelled wall, range of fitted wardrobes with part mirrored front and radiator.





### BEDROOM 3

12' 6" x 11' 2" (3.81m x 3.4m) With double glazed window to rear aspect offering open views, radiator, half wood panelled wall and corner recess which would be ideal as a dressing area or walk-in wardrobe.

### BATHROOM

7' 2" x 11' 3" (2.18m x 3.43m) Comprising a fully fitted four piece suite which includes a double walk-in shower cubicle, panelled bath, low level WC and wash hand basin, heated towel rail, splash tiled walls and double glazed window to front elevation.

### OUTSIDE

Situated in an elevated position from the road, a block-paved driveway provides access to the front of the property, additional side block-paved parking which in turn leads to an oak framed single garage, side gated access and side electric car charging point, side tap, south-easterly facing rear lawned garden with block-paved patio and soft play base and external lighting.

### OAK FRAMED GARAGE

10' x 20' 1" (3.05m x 6.12m) With a slate roof, double doors and side courtesy door.



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CWH, Callum Lyman and J. Walter 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.

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### BUYING YOUR HOME

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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

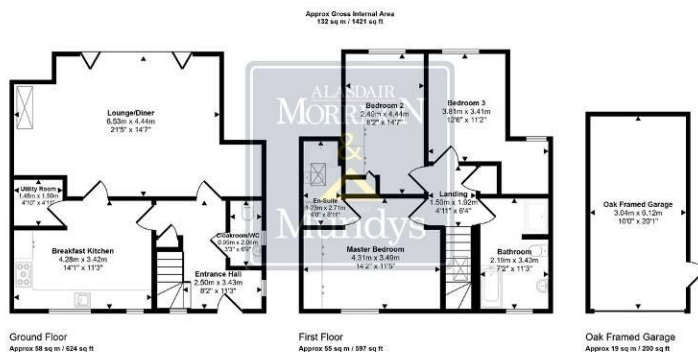
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Ground Floor  
Approx 58 sq m / 624 sq ft

First Floor  
Approx 55 sq m / 597 sq ft

Oak Framed Garage  
Approx 19 sq m / 200 sq ft

This floorplan is only for descriptive purposes and is not to scale. Measurements of rooms, doors, windows, and any other details are approximate and no responsibility is taken for any error, omission or misstatement. Some of the rooms such as the bathroom suite are representative only and may not look like the real rooms. Made with Made Simple 2020.

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