



## 1 Home Court, Main Street

Oxton, NG25 0SA



Book a Viewing

**£450,000**

No Onward Chain - Delightful period Stable Conversion situated in a quiet courtyard setting in the heart of this popular Nottinghamshire village, offering spacious accommodation throughout which comprises, Entrance Porch, Entrance Hall, Cloakroom and WC, Lounge, Conservatory, Dining Room/Bedroom Three, Kitchen/Breakfast Room, Utility Room, Bedroom One with En-suite Bathroom, Bedroom Two with En-suite Shower Room. Outside there is a private courtyard to the front aspect with a double garage, enclosed rear garden which is well stocked and landscaped with patio area.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – F.

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

**TENURE** - Freehold.

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

#### **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 HALL

7'1 x 8' 4" (2.13m x 2.54m) Glazed double doors gives access to entrance porch, glazed surround, tiled floor, arched doorway with hardwood door with glazed panelled inset, leading to entrance hall, radiator, recessed storage cupboard/cloaks cupboard and multi-paned glazed panelled door gives access to lounge.

### LOUNGE

16' 8" x 19' 1 Max" (5.08m x 5.82m) With four double glazed windows to the front elevation, three radiators, multi-paned glazed panelled double doors leading to the rear conservatory, double glazed window to the rear conservatory, wall lighting, coal effect gas fire with stone surround, marble hearth and wooden over mantle.

### CONSERVATORY

9' 10" x 15' 11" (3m x 4.85m) Brick base with double glazed windows to the rear garden, double glazed double doors to the rear garden, tiled floor, radiator and central light/fan.

### DINING ROOM/BEDROOM 3

12' 11" x 15' 3" (3.94m x 4.65m) With two double glazed windows to the front elevation, radiator, wall lights and door off to inner hallway.

### CLOAKROOM/WC

With low level WC, wash hand basin and mosaic splash tiled surround.



### KITCHEN/BREAKFAST ROOM

16' 8" x 11' 8" (5.08m x 3.56m) With a range of wall and floor mounted cupboards and drawers with roll top work surfaces over, stainless steel single drainer sink unit, splash tiled surround, two double glazed windows to the front elevation, double glazed double doors to the rear garden, double glazed window to the rear garden, Bosch electric oven with grill, Bosch four ring gas hob, radiator and door off to the utility room.

### UTILITY ROOM

6' x 8' 4" (1.83m x 2.54m) With double glazed window to the rear elevation, double base unit, work surface over, with stainless steel single drainer sink unit, splash tiled to work surface, Worcester wall mount central heating boiler, plumbing for washing machine and access to roof space.

### INNER HALLWAY

With cupboard and door off master bedroom.

### BEDROOM 1

13' 3" x 18' 8" (4.04m x 5.69m) With two double glazed windows over looking the rear garden, three double wardrobes with mirrored dressing table area and radiator.

### EN-SUITE BATHROOM

Comprising of a panelled bath with Mira shower over and glazed side screen, wash hand basin, half tiled surround, bidet and low level WC, Velux window and radiator.





## BEDROOM 2

10' 10" x 12' 4" (3.3m x 3.76m) With two double glazed windows to the rear elevation, radiator, one double and one single wardrobe with storage over, additional storage cupboard and door off to en-suite.

## EN-SUITE SHOWER ROOM

5' 6" x 7' 3" (1.68m x 2.21m) Comprising a corner shower cubicle, low level WC, pedestal wash hand basin, splash tiling, radiator and double glazed window to the front elevation.

## OUTSIDE

### FRONT

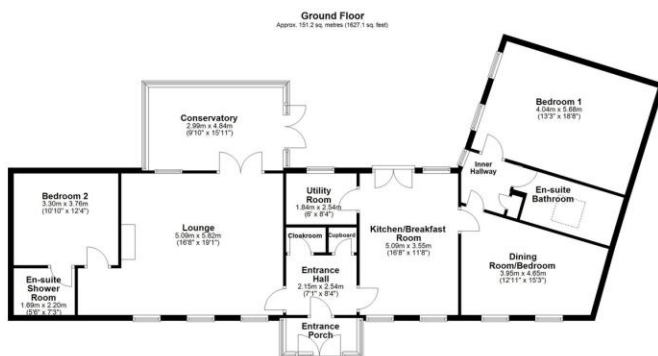
Situated in a pleasant courtyard setting, mature shrubs and plants to the front elevation. Two single garages, situated directly opposite the property with parking in front of both garages.

### REAR

Totally enclosed within a fenced boundary, the delightful and well stocked enclosed rear garden offers flagstone patio area, external tap, pond, lawned garden, well stocked borders and beds, established trees, external lighting and passageway leading to the rear bin storage area. Please note that the bins are stored down a passageway to the rear of the property and must be left in the joint collection area.

## DOUBLE GARAGE

With two sets of doors, light and power.



Total area: approx. 151.2 sq. metres (1627.1 sq. feet)  
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1 Home Court, Oxted

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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, Callum Lyman and J. Walter 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.

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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:

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46 Middle Gate  
Newark  
NG24 1AL

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH

[info@mundys.net](mailto:info@mundys.net)  
01673 847487

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