



**Whitegates, Low Street,
Elston, NG23 5PA**



Book a Viewing!

£520,000

An excellent Semi-Detached Period Home benefitting from many attractive features with accommodation comprising of Entrance Porch, Living Room, Dining Room, Storage/Boot Room, Open Plan Kitchen and Sitting Area/Sun Room, Utility Area, First Floor Landing leading to Three Bedrooms, En-suite to the Principal Bedroom and Family Bathroom. There are stairs from the first floor landing leading to an additional Attic Room which is currently being used as a bedroom. The property is situated within the pleasant village of Elston which is positioned close the A46, providing excellent links to Nottingham and Newark. Outside there is an extensive gravelled and gated driveway providing off-road parking for numerous vehicles, access to a large garage/workshop and a range of outbuildings. There is a good sized and mature lawned garden and patio/seating area. Viewing of this property is highly recommended to appreciate the lovely position within the village of Elston.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Living in Elston village offers a unique charm categorised by its peaceful atmosphere and strong sense of community. Residents value the family orientated environment which ensures that both younger and older members of the community feels secure and supported. Numerous safe/traffic free walking paths surround the village, promoting an active lifestyle. Social activities are centralised around the thriving church, pub and school providing ample opportunities for interaction. Elston fosters a sense of belonging and residents take pride in warmly welcoming new comers.



ACCOMMODATION

ENTRANCE PORCH

With UPVC main entrance door, window to the side elevation and leading through to the dining room.

LIVING ROOM

15' 6" x 13' 7" (4.72m x 4.14m) With two fixed sash windows, sash window to the front elevation, coving to ceiling, feature fireplace with multi-fuel stove and radiator.

DINING ROOM

15' 0" x 15' 0" (4.57m x 4.57m) With feature brick chimney breast, solid wood flooring, feature beams to ceiling, radiator, sash window to the side elevation and stairs rising to the first floor.

STORE/BOOT ROOM

6' 10" x 4' 8" (2.08m x 1.42m) With window to the side elevation.

KITCHEN AREA

16' 0" x 7' 6" (4.9m x 2.3m) Fitted with a range of quality kitchen units with underlighting, granite worktop, sink unit and drainer, tiled floor, Rangemaster cooker, feature beam to ceiling and understairs storage cupboard.

SITTING/BREAKFAST AREA

15' 5" x 9' 2" (4.7m x 2.8m) With two Velux windows, radiator, feature beam, UPVC window to the rear elevation, tiled floor and UPVC double patio doors.

UTILTY AREA

With fitted base and wall units with work surface over, tiled floor and stable door to the rear garden.

FIRST FLOOR LANDING

With stairs rising to the attic room/bedroom, radiator and feature exposed chimney breast.

BEDROOM ONE

13' 7" x 11' 3" (4.14m x 3.43m) With sash window to the front elevation, two fixed sash windows to the side elevation, radiator and walk-in wardrobe.

EN-SUITE

7' 0" x 4' 0" (2.13m x 1.22m) Comprising of WC, wash hand basin, fitted double shower, fitted vanity cupboards, tiled floor, extractor fan, towel radiator and tiled walls.

BEDROOM TWO

11' 7" x 10' 0" (3.53m x 3.05m) With UPVC windows to the rear elevation, radiator, feature beam to ceiling and built-in cupboard/wardrobe.





BEDROOM THREE

7' 9" x 7' 9" (2.36m x 2.36m) With UPVC window to the rear elevation built-in cupboards and radiator.

BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m) With suite to comprise of bath with shower over, WC, wash hand basin, fitted vanity cupboards, extractor fan, towel radiator, part tile surround, tiled floor and sash window to the side elevation.

SECOND FLOOR

LANDING With access to the roof space and door leading to the attic room/bedroom.



ATTIC ROOM/BEDROOM

10' 0" x 10' 0" (3.05m x 3.05m) With UPVC window to the side elevation, radiator, feature beams and access to roof space.

OUTSIDE

The property is situated in a lovely position within the village of Elston. There is a front forecourt garden and extensive gravelled and gated driveway providing off-road parking/hardstanding for vehicles and access to the substantial brick garage/workshop. There is a patio and raised pond, lawned area, a range of fruit trees and mature trees and two greenhouses. There are a range of outbuildings comprising of a log/coal store, further outside garden store, outside washroom/utility with outside WC, plumbing for washing machine, light and power. There is also a covered storage/bin area with outside tap.



WORKSHOP/GARAGE

24' 7" x 18' 0" (7.5m x 5.5m) Which includes three phase electricity, light and power, two UPVC windows, work bench. There is access to attic/loft area providing additional storage, door leading to a further storage room with light, power and arched window. There is an additional garden area to the rear of the workshop/garage with raised flower beds/vegetable plots and shed.

STORAGE ROOM

16' 8" x 6' 2" (5.1m x 1.9m)

OUTSIDE UTILITY

8' 6" x 6' 2" (2.6m x 1.9m)

WOOD/COAL STORE

7' 2" x 5' 6" (2.2m x 1.7m)

GARDEN STORE

8' 10" x 7' 2" (2.7m x 2.2m)





WEBSITE

Our detailed website 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

Clearings 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 015 22 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:

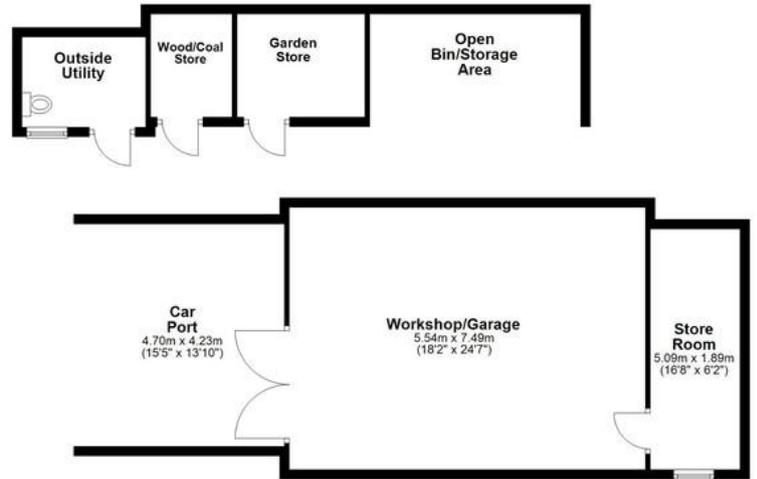
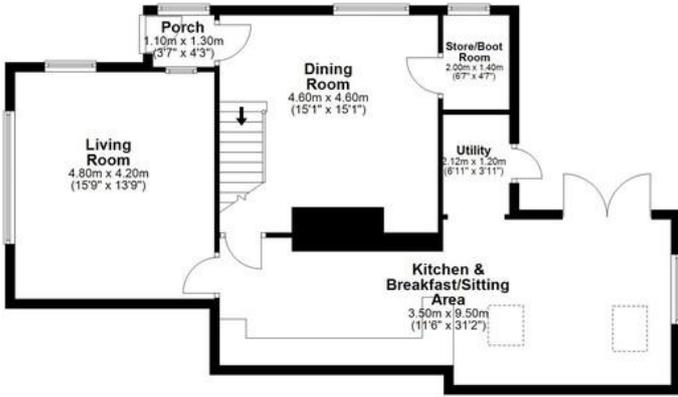
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Ground Floor & Outside
Approx. 178.3 sq. metres (1897.4 sq. feet)



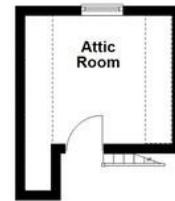
First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Second Floor

Approx. 9.0 sq. metres (96.4 sq. feet)



Total area: approx. 230.6 sq. metres (2482.3 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Whitegates, Low Street, Elston

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.