



**12 Main Street, Sutton-On-Trent,
Newark, NG23 6PF**



Book a Viewing!

£695,000

This substantial Detached Cottage blends charm and character with versatile modern living. Rich in period features, the home showcases exposed ceiling beams, traditional latch doors and three inviting log burning stoves. The welcoming Entrance Hall leads to a beautifully styled Shaker Kitchen Diner, complete with its own log burner - perfect for relaxed family meals. A cosy Snug offers an additional retreat, while the impressive 25ft Lounge Diner provides a stunning entertaining space, featuring a log burner, sky lantern, and tri-fold doors opening onto an outdoor seating area. Further Ground Floor accommodation includes a separate Sitting Room and a Bathroom, with a staircase leading to a Guest Bedroom and Study. This area offers excellent potential for independent living, ideal for guests, multi-generational use or working from home. Upstairs, the main house comprises a Family Bathroom and Three further Bedrooms. The Principal Bedroom forms a private suite, complete with a Dressing Room and En-suite. Outside, the property benefits from ample parking, a double garage (for storage), solar panels and mature, well-established gardens that provide a peaceful and private setting. A unique home offering space, flexibility, and timeless appeal.



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SERVICES

Water, drainage and electricity mains services are available. Gas central heating. Solar panels installed.

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

Sutton-on-Trent is a picturesque village approximately 8 miles North of Newark with ease of access to the A1. The village has a Primary School and amenities include a Co-op, community centre with Post Office and Library facilities, doctors, butchers and restaurant/pub.



ACCOMMODATION

ENTRANCE HALL

15' 5" maximum into recess x 13' 5" (4.7m x 4.1m) With wooden door, wood flooring, radiators, stairs to the first floor with under stair storage cupboard, doorway to the kitchen diner, door to living room and open plan to snug, opaque window to the side elevation and exposed beams to the ceiling.

SNUG

11' 5" into recess x 11' 1" (3.5m x 3.4m) With window to the front elevation, exposed beams, wood flooring, radiator, wall light points, brick chimney breast with a log burning stove and double doors to living room.

KITCHEN/DINER

19' 4" plus fireplace recess, x 13' 5" (5.9m x 4.1m) Fitted with a range of Shaker style wall and base units with a worksurface incorporating a ceramic 1 ½ bowl sink unit with a stainless steel mixer tap, integrated dishwasher, integrated freezer, fitted ovens, extractor, five ring gas hob and space for a fridge freezer. Centre island with a wooden worksurface incorporating a breakfast bar, tiled flooring, tiled splashbacks, window to the front and side elevations, exposed beams, radiators, built in storage cupboard with shelving and feature inglenook style fireplace with a log burning stove.

LOUNGE/DINER

26' 6" x 25' 3" maximum measurements (8.1m x 7.7m) With tri-folding doors on to a patio area, wood flooring, sky lantern, exposed beams, radiators, wall light points, brick built fireplace with a log burning stove, window to the rear and door to side lobby.

SIDE LOBBY

5' 10" x 4' 3" (1.8m x 1.3m) With door onto the garden, tiled floor, exposed beams, doors to shower room and to sitting room.

SHOWER ROOM

7' 10" x 5' 10" (2.4m x 1.8m) White fitted three piece suite comprising a low level WC, wash handbasin within vanity unit and corner shower cubicle with a mains fed shower, extractor, inset spotlights, access to loft space, radiator, tiled floor and tiled walls.

SITTING ROOM

20' 11" x 13' 1" (6.4m x 4m) Maximum measurements, With French doors and windows onto the garden at the rear, windows to both sides, wood flooring, exposed beams, spotlights, wall light point, radiator, built-in storage cupboard and door to enclosed staircase.

FIRST FLOOR LANDING 1

With built-in storage cupboard, radiator, vaulted ceiling with exposed beams, Velux window at the side, doors to guest bedroom/bedroom four and study.

GUEST BEDROOM / BEDROOM FOUR

11' 9" x 13' 1" reduced head height (3.6m x 4m) With window to the rear elevation, radiator, built-in wardrobe and vaulted ceiling with exposed beams.





FIRST FLOOR LANDING 2

With doors to the family bathroom, master bedroom suite and two further bedrooms.

DRESSING ROOM

12' 1" to the front of the wardrobes x 13' 1" to the back of the wardrobes (3.7m x 4m) Fitted with a range of fitted wardrobes, spotlights, window to the side and open plan to the master bedroom.

MASTER BEDROOM

13' 1" x 11' 5" (4m x 3.5m) With window to the side elevation, radiator and door to en-suite.

EN-SUITE

10' 2" x 5' 10" (3.1m x 1.8m) Fitted four piece suite comprising a freestanding bath with a mixer shower over, low-level WC, wash hand basin set within a vanity unit and shower cubicle with a mains fed rain head shower and separate attachment, chrome heated towel rail, inset spotlights, tiled floor and Velux window to the side.

FAMILY BATHROOM

9' 10" x 8' 6" (3m x 2.6m) Fitted with a contemporary three piece suite comprising a shower cubicle with a mains fed rain head shower with separate attachment, wash hand basin set within a vanity unit and low level WC, radiator, vaulted ceiling with exposed beams, tongue and groove to walls, built-in storage cupboard and opaque window at the side.

BEDROOM TWO

20' 4" maximum x 13' 9" Plus recess (6.2m x 4.2m) With windows to the front and to the side, built-in wardrobe, stripped wood flooring, vaulted ceiling with exposed beams and radiator.

BEDROOM THREE

12' 5" to the back of the chimney breast x 11' 1" (3.8m x 3.4m) With window to the front elevation, radiator, built in wardrobe, exposed beams and fixed steps to loft space.

OUTSIDE

There is parking at the front and to the side of the property there is a patio area with pergola, double garage and access to a mature garden landscaped with lawn with borders for plants and shrubs, seating areas, decking, a bar and decked swimming pool.



DOUBLE GARAGE



WEBSITE

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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 Gibson Gray 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.

Coverings 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 thoroughly checked.

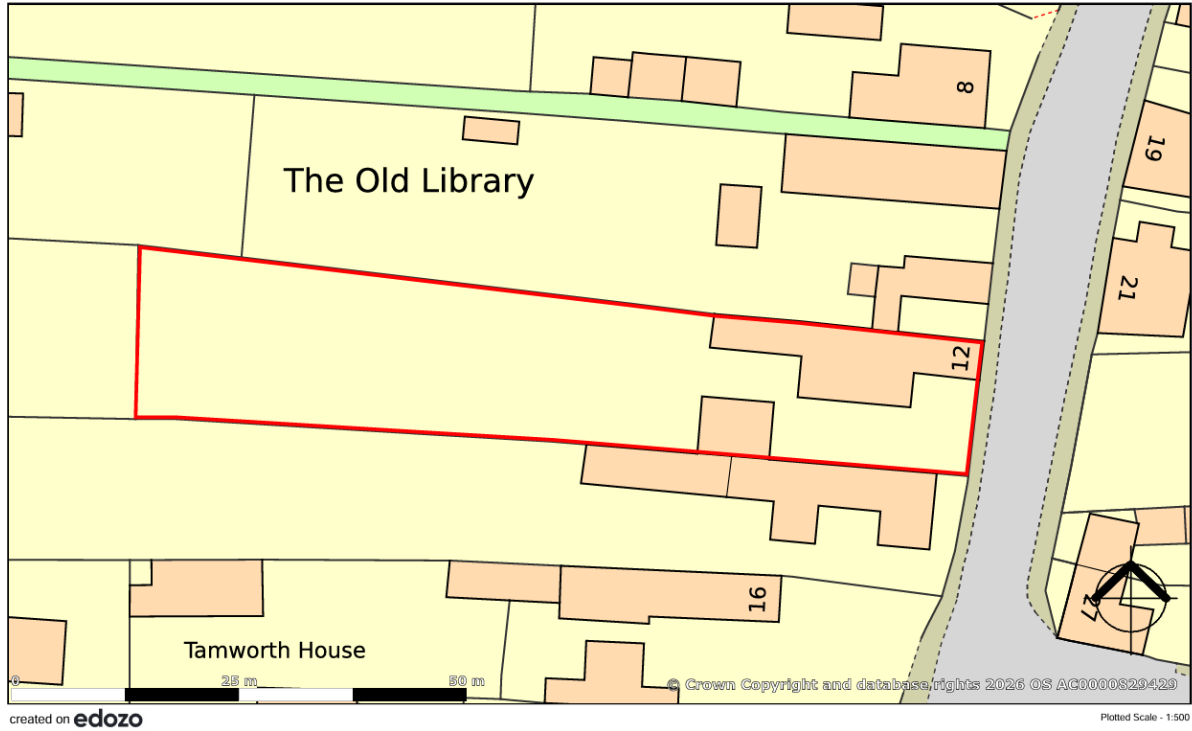
GENERAL

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

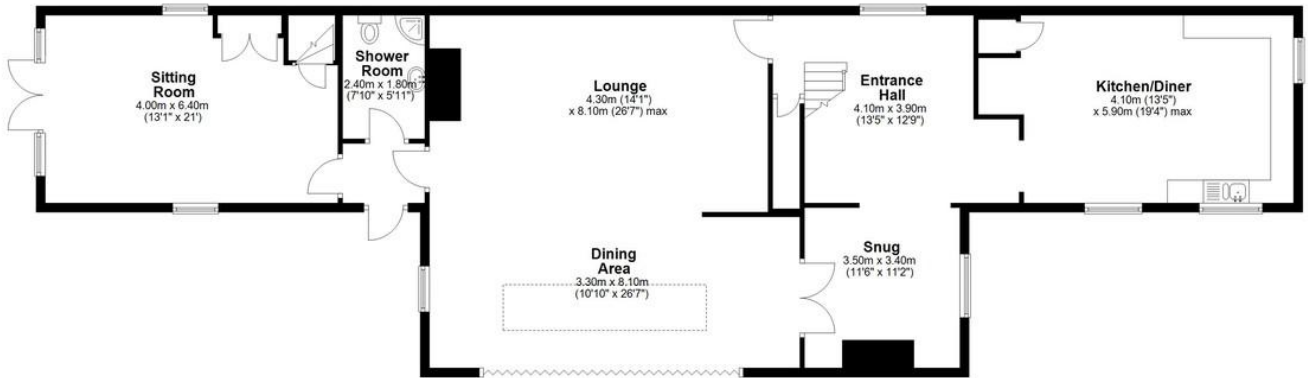
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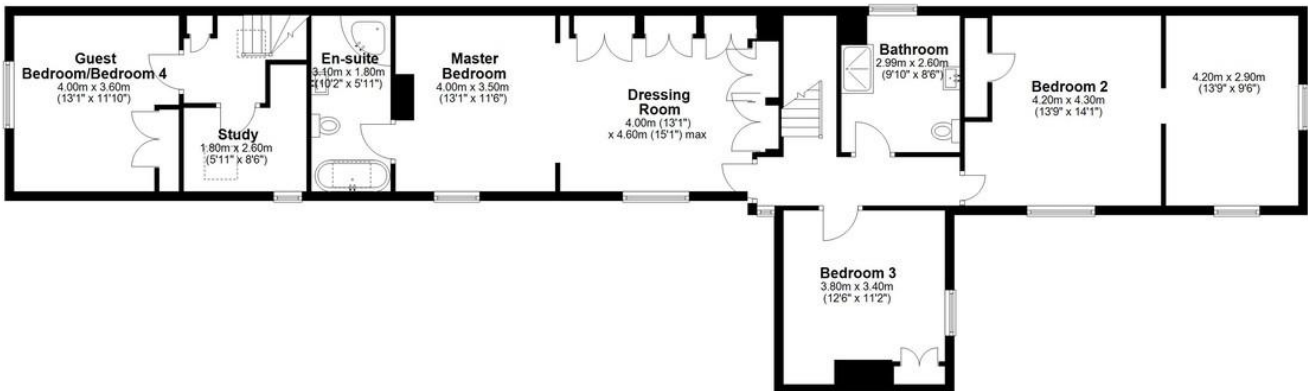
Ground Floor

Approx. 155.7 sq. metres (1676.1 sq. feet)



First Floor

Approx. 124.8 sq. metres (1342.9 sq. feet)



Total area: approx. 280.5 sq. metres (3019.0 sq. feet)
12 Main Street, Sutton On Trent

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 Newark
 NG24 1AL
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 01636 700888

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