



**Smithy House, Fosse Road,
East Stoke, NG23 5QQ**



Book a Viewing!

£450,000

Sympathetically extended and beautifully modernised, this exceptional Four Bedroom Period Cottage blends timeless character with contemporary living across three spacious floors. Designed for modern family life, the heart of the home is an impressive open-plan kitchen, dining and family space, complemented by a separate sitting room featuring a charming log burning stove. The property also benefits from a practical utility room and downstairs WC. Two en-suite bedrooms each enjoy bespoke walk-in wardrobes, while the stylish family bathroom features a contemporary suite. Outside, the private enclosed garden offers an ideal space for both entertaining and relaxation, with electric gates opening onto a driveway, landscaped lawn and a paved patio area. Further enhancing the property is a double garage and a superb home office complete with wired WiFi connectivity - perfect for remote working.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

East Stoke is a charming and highly regarded Nottinghamshire village, perfectly positioned for those seeking a balance of peaceful countryside living and excellent connectivity. Surrounded by open farmland and attractive rural scenery, the village enjoys a strong sense of community while remaining conveniently close to the market towns of Newark and Southwell. The area is well placed for commuters, with easy access to the A46, A1 and rail links from Newark offering direct services to London King's Cross. East Stoke is also ideally situated for enjoying the surrounding countryside, riverside walks and nearby



historic attractions, while benefiting from well-regarded local pubs, schools and everyday amenities within easy reach. Combining rural character with practical convenience, East Stoke remains a sought-after location for families and professionals alike.

ACCOMMODATION

ENTRANCE HALL

With double glazed composite door, uPVC double glazed window to the front elevation, stairs to the first floor with under stair storage, laminate flooring, column radiator, doors to the sitting room and to the kitchen diner family room.

SITTING ROOM

13' 1" x 13' 1" (4m x 4m) With uPVC double glazed windows to the front and side elevations, column radiator, wall light points and log burning stove.

KITCHEN DINER FAMILY ROOM

24' 1" x 20' 11" Max measurements, L shape, into recess (7.36m x 6.4m) With a range of shaker style wall and base units with Dekton worksurfaces incorporating a breakfast bar and a 1½ bowl undercounter sink with a Quooker tap. Integrated dishwasher, fitted wine fridge, space for fridge freezer, Bosch fitted oven, Bosch fitted combination microwave oven and warming drawer. Five ring gas hob with extractor over, inset spotlights, uPVC double glazed window to the rear and side elevations, feature brick built fireplace, laminate flooring and doorway to rear entrance.

REAR ENTRANCE

6' 10" x 4' 3" (2.1m x 1.3m) With double glazed composite door onto garden, radiator, laminate flooring, internal window to family room area and door to utility room.

UTILITY ROOM

6' 6" x 4' 11" (2m x 1.5m) Worksurface with plumbing and space below for a washing machine, inset spotlights, radiator, laminate flooring and doorway to WC.

WC

5' 6" x 2' 11" (1.7m x 0.9m) Two piece suite comprising a low level concealed WC and wash handbasin set within a vanity unit. Radiator, laminate flooring, extractor, inset spotlights and uPVC double glazed opaque window to the rear elevation.

FIRST FLOOR LANDING

With stairs to the second floor, radiator, doors to the family bathroom and three of the bedrooms.

FAMILY BATHROOM

Contemporary three piece suite comprising a low level WC, wash hand basin set within vanity unit and bath. Tiled splashbacks, inset spotlights, wall light point, column radiator towel rail and opaque uPVC double glazed window to the front elevation.





MASTER BEDROOM

13' 5" x 11' 9" Plus walk-in wardrobe (4.1m x 3.6m) With uPVC double glazed window to the rear elevation, inset spotlights, radiator, doors to en-suite and to a walk-in wardrobe with built-in shelving, hanging rails, access to roof space and double glazed Velux window.

EN-SUITE ONE

Comprising a walk-in shower with a mains fed attachment, low level WC and wash handbasin set within vanity unit. Tiled splashback's, tiled floor, extractor and UPVC double glazed opaque window to the rear elevation.

BEDROOM TWO

13' 1" x 8' 10" plus wardrobe recess (4m x 2.7m) With uPVC double glazed window to the front elevation, radiator, inset spotlights, built-in walk-in wardrobe with shelving and hanging rails and door to en-suite shower room.



EN-SUITE TWO

Comprising of a shower cubicle with a mains shower, low level WC and wash hand basin set within vanity unit. Extractor, inset spotlights, chrome heated rail, tiled splashbacks and tiled floor.

BEDROOM THREE

9' 6" x 8' 6" (2.9m x 2.6m) uPVC double glazed window to the side elevation, radiator and built in cupboard housing the gas central heating combination boiler.

SECOND FLOOR BEDROOM FOUR

13' 9" x 12' 1" reduced head height (4.2m x 3.7m) With uPVC double glazed window to the rear elevation, inset spotlights, radiator, feature exposed beams and storage into the eaves.



OUTSIDE

Electric double gates, provide vehicle and pedestrian access at the side onto a driveway, providing multi vehicle parking and access to the double garage. There is a paved patio area and a lawn garden, outside tap and side porch.

DOUBLE GARAGE

19' 0" x 19' 0" (5.8m x 5.8m) With an electric up-and-over door, power and lighting.

HOME OFFICE

15' 5" x 4' 7" (4.7m x 1.4m) With double glazed door, uPVC double glazed window to the side elevation, inset spotlights, laminate flooring and wall mounted electric heater.





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.

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 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:

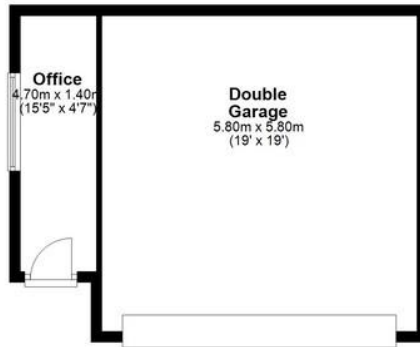
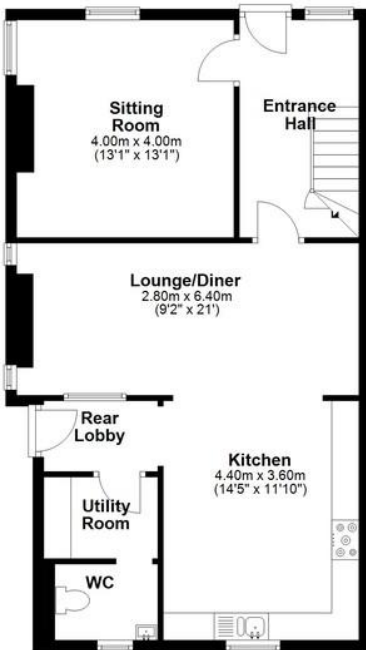
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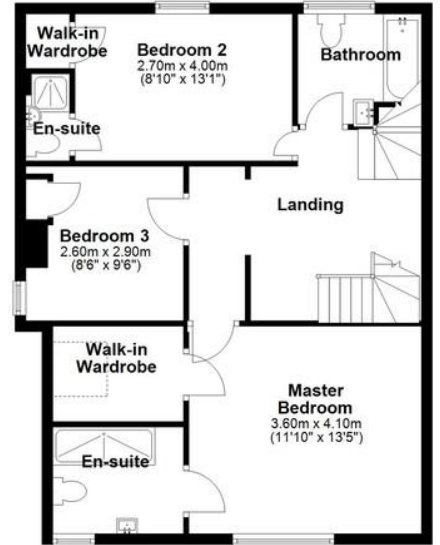
Ground Floor

Approx. 109.0 sq. metres (1173.0 sq. feet)



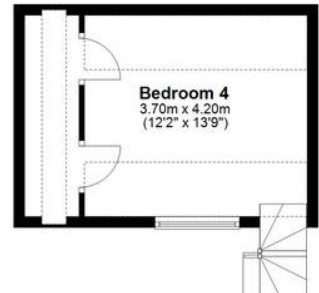
First Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Second Floor

Approx. 19.6 sq. metres (211.2 sq. feet)



Total area: approx. 194.4 sq. metres (2092.4 sq. feet)
Smithy House, Fosse Road, East Stoke

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.