

# Appletree Cottage, Silver Street

North Clifton, NG23 7AU

Book a Viewing!

## £250,000

Situated in the heart of a picturesque village, surrounded by beautiful countryside, this Detached Bungalow offers well proportioned, versatile accommodation with exciting potential to further enhance or extend; an attached brick-built outhouse/store and generous loft offer possibilities for conversion, subject to any necessary consent. Occupying a corner plot, the property features a welcoming entrance hall, dual aspect living room, classic shaker-style kitchen diner with separate utility, three bedrooms including a principal bedroom with en-suite shower room, and a four piece family bathroom. Outside, the property benefits from a manageable, low maintenance garden, driveway parking and a carport. An appealing opportunity for those seeking comfortable single storey living in a desirable village setting, with scope to make the property their own.





## Appletree Cottage, Silver Street, North Clifton, NG23 7AU







**LOCATION**
North Clifton is a picturesque rural village with a welcoming community spirit, surrounded by beautiful countryside, ideal for those who enjoy walking, cycling and a peaceful village lifestyle. Approximately 12 miles from Newark, the village offers a popular primary school, regular visiting mobile services and easy access to nearby amenities and transport links. The River Trent is close by, providing opportunities for fishing and riverside walks, making North Clifton an appealing choice for those seeking a friendly, close-knit community and countryside living without feeling isolated.

**ACCOMMODATION**

ENTRANCE HALL
With uPVC double glazed windows and door, stone tiled flooring, built-in storage cupboard, access to mostly boarded loft and doors to the living room, bathroom, bedrooms and utility.

LIVING ROOM
19' 0" x 12' 9" (5.8m x 3.9m) With uPVC double glazed windows to two elevations and radiators.









UTILITY
6' 6" x 6' 6" (2m x 2m) With tiled floor, space and plumbing washing machine and for a further appliances. Door to kitchen diner.

KITCHEN/DINER
19' 0" x 8' 6" (5.8m x 2.6m) Fitted with a range of cream Shaker style wall and base units, worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, ftted double oven, ceramic hob and extractor, radiators, uPVC double glazed window and door to enclosed garden and uPVC double glazed French patio door to the side.

BEDROOM ONE
13' 5" plus door recess x 11' 1" (4.1m x 3.4m) With uPVC double glazed window to the front elevation, coving to the ceiling, radiator, double built-in wardrobe and door to en-suite.

EN-SUITE SHOWER ROOM
8' 2" x 3' 11" maximum (2.5m x 1.2m) A modern fitted suite comprising a corner cubicle with the mains fed rain head shower, low level WC and wash hand basin within vanity unit, tiled splash-backs, tiled floor, radiator, coving to ceiling, extractor, radiator and uPVC double glazed opaque window to the front elevation.

BEDROOM TWO
11' 4" x 9' 6" (3.47m x 2.9m) With uPVC double glazed window and door to garden, radiator and stone tiled flooring.

BEDROOM THREE
11' 1" x 9' 10" (3.4m x 3m) With uPVC double glazed windows to two elevations and a radiator.

BATHROOM
11' 5" maximum x 7' 6" (3.5m x 2.3m) Modern four piece suite comprising a panelled bath with a mixer shower attachment, corner shower with a mains fed shower, low level WC, pedestal wash hand basin, tiled splashback, radiator, coving to the ceiling, extractor, electric shaver point and UPVC double glazed window to the side elevation.

OUTSIDE
Double gates to front and side both leading to driveways, covered carport and garden at the front. To the rear there is an enclosed garden, mostly lawn with paved patio area, gated access to side and door to a brick outhouse/store.

BRICK OUTHOUSE STORE
11' 1" x 8' 2" (3.4m x 2.5m) With a dooor, uPVC double glazed window to the front, power, lighting and wall units.





**KEY FACTS FOR BUYERS**

**SERVICES**
Mains electricity, water and drainage services available. Oil central heating.

**EPC RATING –** D.

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

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**BROADBAND -** Check the broadband available for this property - Broadband Checker

**MOBILE COVERAGE -** Check the mobile coverage at the property here – Mobile Checker

**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

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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.

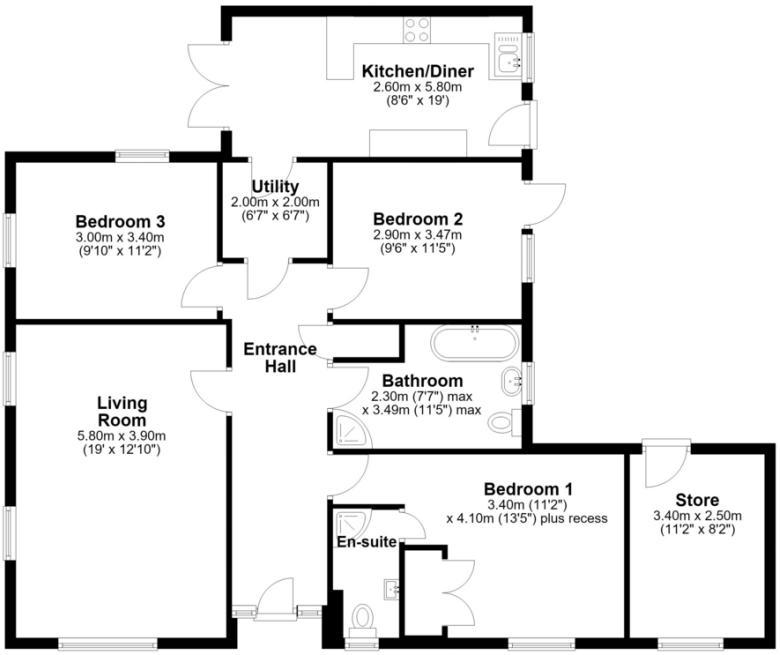
**NOTE**
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**
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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.

**Ground Floor**
Approx. 111.3 sq. metres (1198.0 sq. feet)




Total area: approx. 111.3 sq. metres (1198.0 sq. feet)
**Appletree Cottage, Silver Street, North Clifton**


**29 – 30 Silver Street**
**Lincoln**
**LN2 1AS**
**01522 510044**

**22 Queen Street**
**Market Rasen**
**LN8 3EH**
**01673 847487**

**22 King Street**
**Southwell**
**NG25 0EN**
**01636 813971**

**46 Middle Gate**
**Newark**
**NG24 1AL**
**01636 700888**



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.

The Property Ombudsman