



Bramble Cottage, Trent Lane, South Clifton, Newark

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 OLIVER REILLY



Bramble Cottage, Trent Lane, South Clifton, Newark

Asking Price: £220,000

- CHARMING CONTEMPORARY COTTAGE
- SPACIOUS SEMI-DETACHED BARN CONVERSION
- THREE BEDROOMS
- PICTURESQUE VILLAGE LOCATION
- DUAL-ASPECT LOUNGE & DINING KITCHEN
- GF W.C & FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED GARDEN
- OFF-STREET PARKING FOR TWO VEHICLES
- EXCELLENT PRESENTATION THROUGHOUT
- NO CHAIN! Tenure: Freehold EPC 'C' (69)

BRIGHT & BEAUTIFUL BRAMBLE COTTAGE...!

Seeing is believing with this exceptional contemporary cottage-style barn conversion. Boasting MORE THAN MEETS THE EYE, with a well-appointed internal layout. Oozing an array of attractive period features, combined with an eye-catching modern design. This gorgeous semi-detached home was converted back in 2006. Originally a hatchery of Marsh Gate Farm. Pleasantly positioned in an individual private courtyard, of similar conversions. Surrounded by a wonderful local community on the edge of a picturesque semi-rural village. Enjoying Idyllic walks along the river, along with ease of access to Lincoln, Newark, Tuxford and Gainsborough. Via the A1133. Benefiting from lying within the Tuxford Academy school catchment area! You'll fall HEAD OVER HEELS for the exquisite condition, free-flowing layout and beautiful internal characteristics. The accommodation comprises: Inviting entrance hall, ground floor W.C, a generous DUAL-ASPECT beamed lounge and an equally tasteful dining kitchen. Hosting a range of integrated modern appliances. The first floor landing leads into a stylish contemporary three-piece bathroom and three WELL-PROPORTIONED BEDROOMS. Bramble Cottage's exquisite charm extends outside... Hosting a beautifully landscaped WEST FACING rear garden. Assuring a high-degree of privacy and tranquility, all year round. There is a larger than average front garden and TWO side-by-side ALLOCATED PARKING SPACES. Further benefits of this pretty and picture-perfect home include double glazing and oil fired central heating via an external boiler (installed in 2020), with a 'HIVE' system. From the moment you step inside, this alluring and captivating residence will FEEL LIKE HOME! Don't just take our word for it. Come see for yourself! Marketed with NO ONWARD CHAIN!



ENTRANCE HALL:

6'5 x 5'9 (1.96m x 1.75m)

An inviting reception hall. Accessed via a painted hardwood front door. Providing complementary LVT flooring, a single panel radiator, a ceiling light fitting, smoke alarm, alarm control panel and carpeted stairs rising to the first floor. Access into the lounge, kitchen diner and ground floor W.C

GROUND FLOOR W.C:

5'8 x 2'8 (1.73m x 0.81m)

Of modern design. Providing complementary LVT flooring. A low-level W.C, ceramic wash hand basin with chrome taps and mosaic-style tiled splash backs. Inset to a fitted vanity storage unit. Access to the electrical RCD consumer unit. A single panel radiator, ceiling light fitting, extractor fan and an obscure double glazed window to the front elevation.

BEAMED DUAL-ASPECT LOUNGE:

17'2 x 10'8 (5.23m x 3.25m)

A LOVELY AND SPACIOUS DUAL-ASPECT RECEPTION ROOM. Providing complementary laminate flooring, medium height wall panelling, three wall light fittings, two ceiling light fittings, two single panel radiators, a TV/telephone/ internet connectivity point. Complementary exposed ceiling beams and a double glazed window to the front an rear elevations.

KITCHEN DINER:

10'10 x 10'6 (3.30m x 3.20m)

Well-proportioned. Providing complementary LVT flooring and sufficient dining space.. The contemporary fitted kitchen hosts a range of fitted wall and base units with light laminate roll-top work surfaces over and partial wall tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer. Integrated 'LAMONA' electric oven with a four ring hob over and extractor fan above. Integrated fridge freezer and washing machine. Exposed ceiling beams and two ceiling light fittings. Double glazed window to the rear elevation. A painted double glazed hard-wood rear stable door gives access into the landscaped garden.

FIRST FLOOR LANDING:

8'10 x 2'9 (2.69m x 0.84m)

Providing carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point, 'HIVE' central heating control panel, access into the bathroom and all three bedrooms.

MASTER BEDROOM:

10'8 x 10'6 (3.25m x 3.20m)

A LOVELY DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, low-level single panel radiator, TV/ telephone point and a painted double glazed window to the rear elevation. Overlooking the lovely landscaped garden. Max measurements provided.

BEDROOM TWO:

10'7 x 8'4 (3.23m x 2.54m)

A FURTHER DOUBLE BEDROOM. Located at the rear of the cottage. Providing carpeted flooring, a ceiling light fitting, low-level single panel radiator, TV point and a painted double glazed window to the rear elevation. Overlooking the WEST-FACING landscaped garden.





BEDROOM THREE:

10'7 x 6'4 (3.23m x 1.93m)

A WELL-APPOINTED bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, low-level single panel radiator and a painted double glazed window to the front elevation. Overlooking the front garden. Max measurements provided.

FIRST FLOOR BATHROOM:

10'8 x 5'6 (3.25m x 1.68m)

Of contemporary design. Providing wood-effect vinyl flooring. A wooden panelled bath with chrome taps and main shower facility, with white floor to ceiling wall tiled splash backs. A low-level W.C and pedestal wash hand basin with chrome taps and white medium height wall tiled splash backs. A single panel radiator, shaver point, ceiling light fitting and extractor fan. Obscure double glazed window to the front elevation. Max measurements provided.

ALLOCATED PARKING SPACES:

The property provides TWO block paved side-by-side allocated parking spaces within the shared/private courtyard. As identified via the aerial photograph.

EXTERNALLY:

The front aspect provides a low-level timber gate. Opening into the front garden. Predominately laid to lawn with a part walled and part low-level picket fenced front/ side boundary. A block paved pathway, leads to the front entrance door, with external light, double external power socket and a right sided access gate, opening into the BEAUTIFULLY LANDSCAPED West-facing rear garden. Ensuring a vast degree of privacy. Predominantly laid to lawn, with an extensive block paved pathway, leading to the bottom of the garden, to a raised block paved seating area. There are a range of lovely planted timber sleeper flower beds. There is access to the hidden oil tank, with storage space, an external oil boiler and provision for a large garden shed with shelving. There is a double external power socket and an outside tap. The garden is fully enclosed with fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, via an external boiler (installed in 2020) with a 'HIVE' system and hard-wood double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 726 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Bassetlaw District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (69)

Local Information & Amenities: South Clifton

The picturesque conservation village of South Clifton is located approximately 11 miles North of Newark-On-Trent via the A1133. There is an active and vibrant community within the village, providing a variety of events at the coronation community hall. The sports pavilion is utilised as a village pub on Friday evenings with visiting food vans and then transforms into a cafe on Saturday mornings. The village is situated within the Tuxford Academy school catchment area and also provides a number of facilities including a nearby primary school in the neighboring village of North Clifton. St Georges the Martyr church and The South Clifton and District Sports Association Sports Pavilion and ground that includes a children's play area. There are a number of enjoyable countryside walks close by, along with a wide range of amenities in a nearby village of Collingham. located approximately 6 miles away. Providing a regular train service, with connections to Lincoln and Newark, which benefits from the mainline link to London Kings Cross station, in approximately 75 minutes.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

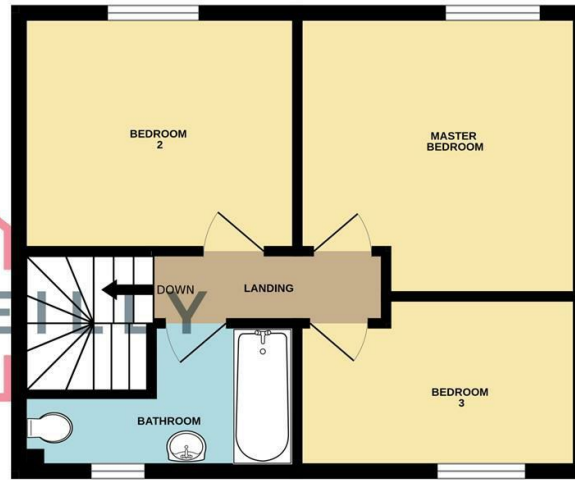




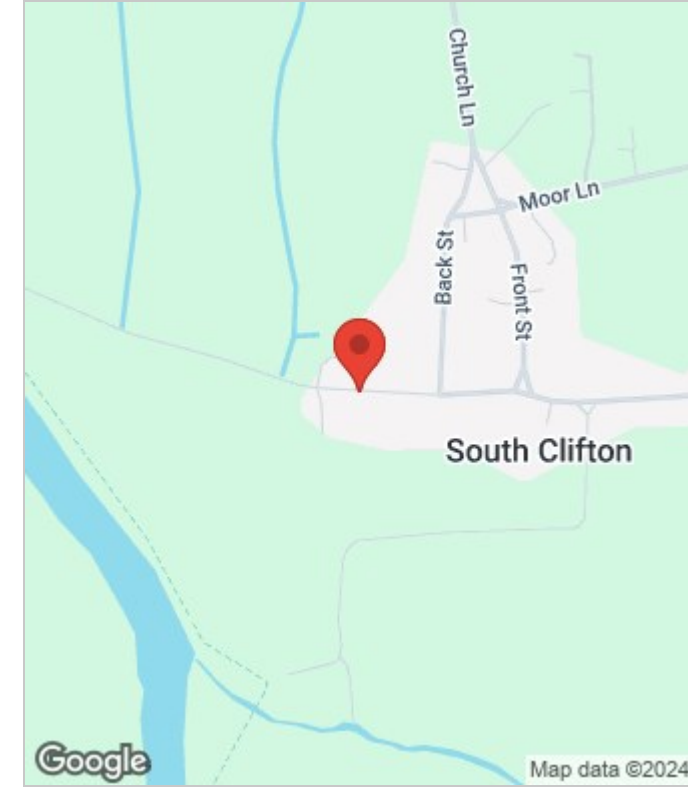
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	