



Model A Hideaway, School Lane, East Stoke, Newark

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# Model A Hideaway, School Lane, East Stoke, Newark

Guide Price £450,000 - £475,000

- CHARMING INDIVIDUAL DETACHED COTTAGE
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- STUNNING BREAKFAST KITCHEN & UTILITY
- DETACHED DOUBLE GARAGE & EXTENSIVE OUTBUILDINGS
- EXTENSIVE GATED DRIVEWAY
- EASE OF ACCESS ONTO A46, A1 & TO AMENITIES
- TWO RECEPTION ROOMS & LOVELY SUN ROOM
- GF SHOWER ROOM & LAUNDRY/FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED 0.13 OF AN ACRE PLOT
- OOZING IN CHARACTER FEATURES. NO CHAIN! Tenure: Freehold EPC 'E'

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SERENITY, STYLE & SEMI-RURAL LIVING...! AVAILABLE WITH \*\*NO CHAIN!\*\*

Here we have the epitome of TRANQUILITY inside this charming and unique detached cottage, oozing original features from the moment you step inside. The property is pleasantly positioned in a quiet yet convenient village location, approximately 4 miles away from Newark Town Centre. Sharing a host of excellent amenities and transport links, including ease of access onto the A46 and A1.

If you're searching for a captivating characterful-design, combined with an attractive modern interior, presented to AN EXCEPTIONALLY HIGH STANDARD. Then... LOOK NO FURTHER!

Model 'A' Hideaway simply MUST BE VIEWED... In order to be fully appreciated. Showcasing a BRIGHT, BEAUTIFUL and BESPOKE layout, in excess of 1,500 square/ft, comprising: Inviting reception hall, spacious dining room with a study area, useful utility, EYE-CATCHING BREAK FAST KITCHEN, a lovely sun room, which overlooks the gorgeous landscaped garden, a WONDERFUL DUAL-ASPECT LOUNGE, inner hall, CONTEMPORARY SHOWER ROOM and a separate laundry room.

The first floor landing host extensive storage cupboards, a COPIOUS MASTER BEDROOM, with extensive fitted wardrobes and a STUNNING MODERN BATHROOM. The inner-hallway is also enhanced by further storage options, leading to TWO FURTHER DOUBLE BEDROOMS. Both providing FITTED WARDROBES.

Externally, the cottage occupies a MAGNIFICENT 0.13 OF AN ACRE PRIVATE PLOT. The front aspect is greeted with a GATED MULTI-CAR DRIVEWAY. Leading into a LARGE DETACHED DOUBLE GARAGE. With power, lighting and an inspection pit. There are a range of attached outbuildings, with a sizeable workshop, with power and lighting.

The charming landscaped gardens are a joy to behold, cutely captivated by the open countryside. Presenting various secluded seating areas and a real sense of privacy.

This outstanding home is a A CUT ABOVE THE REST!...Truly ONE OF A KIND! Step inside and see for yourself!



**RECEPTION HALL:** 18'0 x 5'4 (5.49m x 1.63m)

A highly inviting entrance space. Accessed via a hardwood external door. Providing wood-effect LVT flooring, carpeted steps lead up to a staircase with open-spindle balustrade and handrail, rising to the first floor. There is an under-stairs storage cupboard, double panel radiator, recessed ceiling spotlights, wall mounted central heating thermostat. Open access through to the utility room and into the spacious dining room.

**DINING ROOM:** 11'9 x 9'2 (3.58m x 2.79m)

A Wonderful DUAL-ASPECT reception room. Providing oak engineered flooring, four wall light fittings, a stylish anthracite grey column radiator and uPVC double glazed window to the rear elevation. Steps lead down to the study area.

**STUDY AREA:** 10'8 x 5'8 (3.25m x 1.73m)

A multi-functional space, with oak engineered flooring, a wall light fitting and uPVC double glazed window to the front elevation.

**UTILITY ROOM:** 11'2 x 5'8 (3.40m x 1.73m)

With wood-effect LVT flooring. Enhanced by a range of fitted white shaker-style wall and base units with patterned laminate flat-edge work-surfaces over and up stands. Exposed ceiling beams, a wall light fitting, double panel radiator and an obscure uPVC double glazed window to the front elevation. Access into the breakfast kitchen.

**BREAKFAST KITCHEN:** 11'9 x 10'10 (3.58m x 3.30m)

Of attractive modern design. Providing wood-effect LVT flooring. The eye-catching kitchen provides a wide range of fitted wall, drawer and base units with patterned laminate flat edge work-surfaces over. Inset sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over and concealed extractor hood above. Provision for a freestanding fridge freezer and under-counter slimline dishwasher. Fitted breakfast bar with sufficient dining space. Stylish anthracite grey column radiator, exposed ceiling beams and feature brick walling. Seven wall light fittings, uPVC double glazed window to the rear elevation. Access into the large lounge. An external obscure panelled hardwood door opens into the sun room.

**SUN ROOM:** 7'10 x 7'7 (2.39m x 2.31m)

A wonderfully tranquil space. Of uPVC construction with a Sloped glass roof. Providing tiled flooring, uPVC double glazed windows to the side and rear elevation. A left-sided personal access door and central uPVC double glazed French doors open out to the beautifully landscaped garden.

**DUAL-ASPECT LOUNGE:** 18'3 x 11'4 (5.56m x 3.45m)

A generous and attractive DUAL-ASPECT reception room. Providing carpeted flooring, exposed ceiling beams, six wall light fittings, TV/telephone connectivity point, electrical RCD consumer unit, two stylish anthracite grey column radiators, carbon monoxide alarm, complementary feature fireplace, with a functioning open fire, a raised tiled hearth and decorative surround. Hardwood double glazed window to the front elevation, uPVC double glazed window to the rear elevation. Access into the inner hall. Max measurements provided.

**INNER HALL:** 3'10 x 3'8 (1.17m x 1.12m)

With hardwood double glazed window to the front elevation. LVT wood-effect flooring, a double panel radiator, loft hatch access point, ceiling light fitting and access into the contemporary shower room.





**GROUND FLOOR SHOWER ROOM:** 9'3 x 5'8 (2.82m x 1.73m)

Of fabulous modern design. Providing wood-effect LVT flooring. A large walk-in shower cubicle with electric shower facility, floor to ceiling slate-effect ceramic wall tiling and inset shelving. Low-level W.C with push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with wall tiled splash back behind. Shaver point, recessed ceiling spotlights, stylish anthracite grey column radiator, extractor fan, hardwood double glazed window to the rear elevation. An internal sliding door opens to the laundry room.

**LAUNDRY ROOM:** 5'3 x 3'8 (1.60m x 1.12m)

A useful utility space with continuation of the wood-effect LVT flooring. Providing a fitted work-surface with plumbing/ provision for a washing machine and tumble dryer. Recessed ceiling spotlights and extractor fan.

**FIRST FLOOR LANDING:** 7'5 x 5'5 (2.26m x 1.65m)

With carpeted flooring, a pine staircase with open spindle balustrade and handrail, ceiling light fitting, double panel radiator, extensive fitted storage cupboards. Open access through to the upper hallway. Access via original hardwood doors into the family bathroom and master bedroom.

**MASTER BEDROOM:** 13'3 x 11'9 (4.04m x 3.58m)

A generous principal DOUBLE bedroom located at the rear of the cottage. Providing carpeted flooring, recessed ceiling spotlights, two wall light fittings, a low-level double panel radiator, loft hatch access point, TV point, three fitted wardrobes and a uPVC double glazed window to the rear elevation.

**FAMILY BATHROOM:** 10'8 x 5'8 (3.25m x 1.73m)

Of sympathetic contemporary design. Providing exposed wooden floorboards. An oval panelled bath with chrome mixer tap, handheld showering facility and medium height wall tiled splash-back's. Low-level W.C with integrated push-button flush, and a fitted floating ceramic wash hand basin with chrome mixer tap and partial wall tiled splash back's. Complementary Victorian-style column radiator/heated towel rail. Ceiling light fitting, Velux roof light to the front elevation and a uPVC double glazed window to the side elevation.

**UPPER HALLWAY:** 8'6 x 5'9 (2.59m x 1.75m)

With carpeted flooring, a double pane radiator, Velux roof light to the front elevation, open-access into a further hallway with fitted storage cupboard, and a large eaves storage cupboard. Carpeted steps lead up to two original internal doors, giving access into two further DOUBLE bedrooms.

**BEDROOM TWO:** 12'2 x 11'11 (3.71m x 3.63m)

A lovely and sizeable DOUBLE bedroom, providing carpeted flooring, recessed ceiling spotlights, a double panel radiator, fitted wardrobe with high-level cupboard above, an original retained cast-iron (decorative) feature fireplace and a uPVC double glazed window to the rear elevation.

**BEDROOM THREE:** 12'3 x 9'10 (3.73m x 3.00m)

A further DOUBLE bedroom, with carpeted flooring, a ceiling light fitting, loft hatch access point, double panel radiator, fitted double wardrobe and a fitted airing cupboard, housing the hot water cylinder. uPVC double glazed window to the rear elevation.

**DETACHED DOUBLE GARAGE:** 19'4 x 18'1 (5.89m x 5.51m)

Originally used as a hay barn. Of brick built construction with the pitched pantile roof. Access via two sets of high-level hardwood double doors with security light fitting to the front elevation. Providing power, lighting, an inspection pit and open eaves storage space. Obscure uPVC double glazed window to the rear elevation, two hardwood windows to the right side elevation.

**ATTACHED WORKSHOP:** 15'7 x 8'3 (4.75m x 2.51m)

Of brick built construction, with a pitched pantile roof. Providing a useful multi-functional space, equipped with power and lighting.

**EXTERNAL STORE:** 5'10 x 4'2 (1.78m x 1.27m)

With lighting.

**OUTBUILDING:** 12'5 x 11'4 (3.78m x 3.45m)

A further multi-functional space, providing power, lighting, access to the 'Grant' external oil fired boiler and a paned hardwood window to the rear elevation. Max measurements provided.

**EXTERNALLY:**

The cottage commands a lovely position, on a captivating corner plot. Standing on approximately 0.13 of an acre. The front aspect is laid to lawn with a tarmac pathway, leading to the entrance door, with pitched roof timber storm canopy above and two side-by-side wall lights. A five-bar gate opens onto an extensive MULTI-CAR DRIVEWAY, with access into the DETACHED DOUBLE GARAGE. The beautifully landscaped gardens are a credit to the existing owners. Having been beautifully maintained, with a wide array of complementary tiered planted borders with a variety of plants, bushes, shrubs and a delightful water feature. There are also a range of secluded seating areas. The side garden is predominantly laid to lawn with mature trees and delightful planted borders. There are 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, a combination of hardwood and uPVC 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: 1,530 Square Ft.**

Measurements are approximate and for guidance only.

The approximate square footage of the garage and outbuildings amounts to 610 square ft.

**Tenure: Freehold.**

Sold with vacant possession on completion.





**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax:** Band 'D'

**EPC: Energy Performance Rating: 'E' (47)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities:**

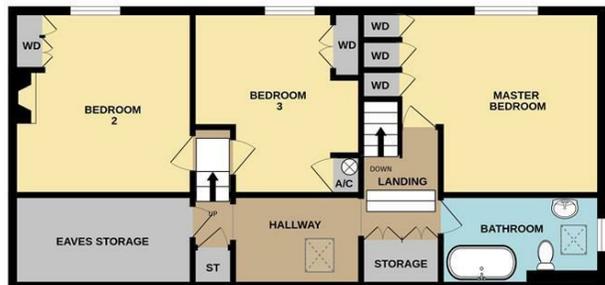
East Stoke is a lovely semi-rural village and civil parish, located to the east of the River Trent. Closely situated on the outskirts of Newark-on-Trent, located approximately 4 miles away. The village is also close to the A46 and A1. The village enjoys a variety of country lanes and rural paths, perfect for walking, cycling and visiting the countryside! The neighboring village of Elston is situated just 2 miles away which retains a strong local community and provides a range of amenities including: The 'Chequers Inn'- Public house and restaurant. A thriving community run convenience store. All Saints Primary School and village Church. A community hall, with a range of sports and recreational clubs/ facilities. Additionally the village benefits from a bus service to Newark and Bingham. The historic market town of Newark-on-Trent, provides a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

**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.



DETACHED OUTBUILDINGS  
610 sq.ft. (56.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

