



Fleet Cottage, Gainsborough Road, Langford, Newark

 2  1  1  1 D





# Fleet Cottage, Gainsborough Road, Langford, Newark

Guide Price £250,000 - £275,000

- CHARMING INDIVIDUAL SEMI-DETACHED HOME
- WONDERFUL SEMI-RURAL VILLAGE LOCATION
- GENEROUS LOUNGE WITH MULTI-FUEL BURNER
- LARGE, PRIVATE & WELL-TENDED 0.13 OF AN ACRE MATURE PLOT
- EASE OF ACCESS ONTO A46, A1 & TO COLLINGHAM!
- TWO DOUBLE BEDROOMS
- MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN
- MAGNIFICENT DETACHED HOME OFFICE
- SUBSTANTIAL DRIVEWAY! GARAGE! & OUTBUILDING!
- EXCEPTIONAL PRESENTATION! Tenure: Freehold EPC 'D'

Guide Price: £250,000 - £275,000. A HANDSOME HOME WITH A LASTING HERITAGE!  
 Fabulous Fleet Cottage holds a wealth of warmth, charm and immediate beauty that's SET TO IMPRESS from the moment you arrive!  
 Combining CHARACTER, COUNTRYSIDE & CONVENIENCE... IN ABUNDANCE! Not only is alluring home closely positioned to Newark, main road corridors and the neighbouring (well served) village of Collingham, it is captivated by an unspoiled outlook, with views, as far as the eye can reach!  
 This attractive cottage is believed to date back to the 1850's and has undergone significant improvements over recent years, falling in-line with modern-day demands.  
 The HIGHLY DECEPTIVE INTERNAL LAYOUT spans almost 900 square/ft, comprising: Entrance porch, an inner hallway with fitted storage cupboard, a delightful lounge with eye-catching feature fireplace and inset MULTI-FUEL BURNER. The heart of the home lies in the LOVELY OPEN-PLAN LIVING/ DINING SPACE with exposed brick fireplace and gas fire. This seamlessly flows through to a DELIGHTFUL BESPOKE OAK KITCHEN.  
 The first floor provides TWO DOUBLE BEDROOMS and a SPACIOUS & STYLISH SHOWER ROOM.  
 Externally, the charisma continues, with a MAGNIFICENT 0.13 OF AN ACRE PRIVATE PLOT. Greeted with a SUBSTANTIAL GRAVELLED DRIVEWAY, sufficient for a caravan/ motorhome. Leading into a DETACHED GARAGE.  
 The PRETTY & PRIVATE rear garden promises space, seclusion and tranquillity all year round. Benefitting for a LARGE BRICK OUTBUILDING/WORKSHOP and a CUSTOME BUILT HOME OFFICE. Equipped with power, lighting and electric heating.  
 Additional benefits of this individual non-estate period home include uPVC double glazing, gas central heating, via a modern boiler, installed in the last two years and oak internal doors to the first floor.  
 Step inside and gain a full sense of appreciation for a remarkable and STAND-OUT SEMI. We promise you won't leave disappointed!



<b>ENTRANCE PORCH:</b>	8'1 x 3'11 (2.46m x 1.19m)
<b>INNER HALL:</b>	6'8 x 4'6 (2.03m x 1.37m)
<b>LOVELY LOUNGE:</b>	13'9 x 11'9 (4.19m x 3.58m)
<b>OPEN-PLAN LIVING/DINING KITCHEN:</b> Max measurements provided.	19'10 x 15'8 (6.05m x 4.78m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder and boarding for storage.	12'3 x 4'10 (3.73m x 1.47m)
<b>MASTER BEDROOM:</b> Max measurements provided.	12'9 x 8'10 (3.89m x 2.69m)
<b>BEDROOM TWO:</b>	11'3 x 9'0 (3.43m x 2.74m)
<b>STYLISH MODERN SHOWER ROOM:</b>	9'5 x 7'10 (2.87m x 2.39m)
<b>DETACHED CUSTOM BUILT HOME OFFICE:</b> Of timber cladded construction with two external wall lights and internal insulation. Accessed via uPVC double glazed French doors. Providing laminate flooring, two ceiling light fittings, an electric heater and internet connectivity. Creating a perfect 'work from home' space, with the added benefit of multi-purpose potential.	9'2 x 7'2 (2.79m x 2.18m)
<b>DETACHED SINGLE GARAGE:</b> Of concrete sectional construction. Accessed via a manual up/ over garage door, with a wooden window to the left side elevation.	15'10 x 8'2 (4.83m x 2.49m)
<b>OUTBUILDING/ WORKSHOP:</b> Of brick built construction, with a pitched pantile roof. Accessed via a secure obscure wooden personal door. Equipped with power, lighting and a uPVC double glazed window to the front elevation Promoting a great workshop or large storage space.	11'1 x 9'9 (3.38m x 2.97m)





**EXTERNALLY:**  
This charming character home is conveniently situated close to the neighbouring villages of Winthorpe and Collingham. Providing ease of access up to the A46 and A17 roundabout, with links to Lincoln, Grantham and Newark Town Centre. The property promotes far reaching views of open countryside and is initially greeted with dropped kerb vehicular access onto a SUBSTANTIAL GRAVELLED DRIVEWAY. Boasting ample off-street parking. Suitable for a range of vehicles, including a caravan/ motorhome. There is also a sizeable detached garage and three Silver Birch trees to the front boundary line. The attractive front aspect is beautifully maintained and predominantly gravelled, hosting a range of established plants, bushes, shrubs and a privet hedged front boundary. A concrete pathway leads to the side entrance door, with external wall light. A wooden personal gate opens into the MAGNIFICENT and HIGHLY PRIVATE REAR GARDEN. Predominantly laid to lawn, full of colour, personality and well-tended planted borders, along with a variety of large established bushes, further promoting the privacy and tranquility. There is a secluded decked seating area, with slate shingled borders, directly accessed via the uPVC double glazed French doors in the dining kitchen. This wraps round to an equally peaceful paved patio, admiring views across the garden. There are a range of raised plant beds, an outside tap, access into the brick outbuilding and detached home office. There is a walled/ fenced front boundary, part fenced and hedged side/ rear boundaries.

**Services:**  
Mains water, and electricity are all connected. The property has a septic tank and provides gas central heating, via a modern combination boiler, installed in the last 2 years. There is uPVC double glazing throughout, via complementary Georgian-style windows.  
**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: 865 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the garage, outbuilding or detached home office.

**Tenure: Freehold..**  
Sold with vacant possession on completion.

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

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'D' (62)**  
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:

The charming village of Langford hosts a small community, combining the countryside with convenience. Hosting great links to the neighbouring villages of Winthorpe and Collingham. The village has a small Church and Langford Hall. Which is surrounded by acres of protected land, as a former Roman settlement. The property is conveniently situated a mile from the A46 and A17 trunk roads, with links to Lincoln, Sleaford, Grantham and Newark.

The highly desirable village of Collingham is located approximately 3 miles away, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

#### 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 an 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



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	