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**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



Haven Cottage, Station Road, Edingley,  
Nottinghamshire, NG22 8BX

Guide Price £295,000

- Three Bed Detached Cottage
- Two Reception Rooms
- Breakfast Kitchen
- Garden & Detached Garage



Charming detached cottage situated in the heart of this popular residential village offering accommodation including entrance hall, cloakroom, living room, dining room, breakfast kitchen. First floor, three bedrooms and shower room. Outside, off road parking with detached garage which offers potential for studio/office, enclosed garden to front. Offering great potential at this competitive price for further modernisation. Internal viewing is highly recommended.

### LOCATION

Edingley is a popular rural village surrounded by beautiful countryside with village pub, church, village hall and play area within the prestigious Minster School Catchment area and only a short drive from a full range of amenities in Southwell and Farnsfield. This property has to be viewed to be fully appreciated

### ACCOMMODATION

#### GROUND FLOOR

UPVC glazed door to

#### ENTRANCE HALL

Cloakroom cupboard and coat hooks plus storage over

#### CLOAKROOM

UPVC glazed window to front, low level WC, wash hand basin, vanity storage, heated towel rail

#### LIVING ROOM

15' 8" x 12' 0" (4.78m x 3.66m) Light and airy room, dual aspect UPVC glazed windows, coal effect gas fire with feature surround and hearth, radiator, glazed double doors to

#### DINING ROOM

15' 8" x 13' 5" (4.78m x 4.09m) Beam ceiling, UPVC glazed window to front, two radiators, understairs storage cupboard, glazed door to

#### BREAKFAST KITCHEN

15' 8" x 8' 0" (4.78m x 2.44m) Ample range of wall and floor mounted units, roll top worksurface, Hotpoint electric oven, microwave shelf, fridge/freezer space, plumbed for washing machine and dishwasher, inset sink unit, splash tiled surround, UPVC glazed door and windows to front, five ring gas hob with extractor hood over, beam ceiling, glow worm central heating boiler, tiled floor

#### FIRST FLOOR

#### LANDING

Ample shelving, radiator

#### BEDROOM ONE

15' 8" x 11' 10 max" (4.78m x 3.61m) UPVC glazed window to front, radiator, three double wardrobes, cupboards with storage over, loft access

## **BEDROOM TWO**

12' 4" x 10' 4" (3.76m x 3.15m) UPVC glazed window to front, radiator, one double and two single wardrobes, overbed storage, radiator

## **BEDROOM THREE**

8' 10" x 8' 0 max" (2.69m x 2.44m) UPVC glazed window to side, radiator, loft access

## **SHOWER ROOM**

8' 0" x 6' 6" (2.44m x 1.98m) UPVC glazed window to front, shower cubicle with drench head and hand held shower, low level WC, wash hand basin with vanity storage, fully tiled surround, radiator, ample vanity storage, heated towel rail

## **OUTSIDE**

The garden is located to the front of the property with flagstone patio area and raised decked area, gravel borders for ease of maintenance with flowers/shrubs. Outhouse (6'0 X 5'3) providing storage and housing fridge/freezer and dryer

Off road parking leading to detached garage (18'9 X 13'5) with roller door, light and power and ample eaves storage with UPVC double doors to the garden.

This could easily be converted into a studio or office if required.

## **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band E

## **SERVICES**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

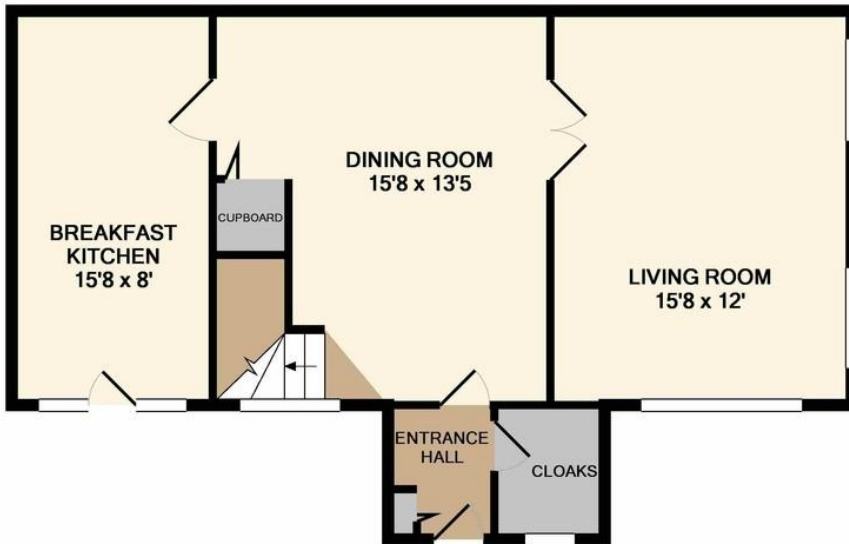
## **TENURE**

Freehold with vacant possession.

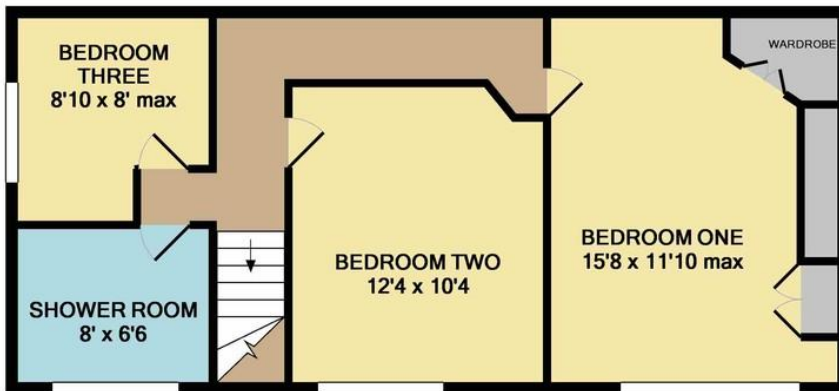
## **VIEWING**

By appointment with the agents office.





GROUND FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and