



The Mews Cottage, 25 Main Street

Upton, Newark, NG23 5ST



Book a Viewing

£350,000

No Onward Chain - Charming detached cottage situated in this popular Minster School catchment village with village bus stop close by. The well-appointed accommodation includes Entrance Hall, Lounge, open plan fitted Kitchen-Dining Room, Utility and Cloakroom and a First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a gated private driveway in front of the property with garage/workshop and enclosed private courtyard garden. Viewing essential to fully appreciate.





LOCATION

Upton is an attractive village set three miles to the East of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a village pub and delightful walks around Upton and the Trent Valley. The village also lies within the catchment area of the Minster School in Southwell with daily pick up bus just in front of the property. Southwell is a thriving minster town having a useful range of town amenities and professional services grouped principally along a period street scene of Queen Street and King Street. Southwell schooling is of renowned standard across the age ranges and the town offers an excellent range of sporting and cultural activities.

ACCOMMODATION

ENTRANCE HALL

With a composite front entrance door with glazed panel inset, double glazed window to the front elevation, radiator, beamed ceiling, stairs to the first floor landing, understairs storage cupboard and further recessed cupboard.





LOUNGE

16' 8" x 11' 10" (5.08m x 3.61m) With double glazed window to the front elevation, double glazed double doors to the rear garden, two radiators, a fireplace with gas fire and tiled hearth.

KITCHEN-DINING ROOM

17' 7" x 11' 10" (5.36m x 3.61m) With fantastic open space with well-appointed rooms including fitted kitchen and dining room.

Kitchen - With a range of wall and floor mounted cupboards and drawers with work surface over, inset sink, electric double oven, inset induction hob with extractor over, integrated dishwasher and fridge freezer, space for a tumble dryer, beamed ceiling, radiator, wine rack and double glazed window to the front elevation.

Dining Area - With beamed ceiling and radiator and door to the utility area.

UTILITY AREA

With plumbing for washing machine.

CLOAKROOM

With double glazed opaque windows to the front and side elevations, low level WC, pedestal wash hand basin with splash tiling and a heated towel rail.

FIRST FLOOR LANDING

With recessed cupboard housing the Worcester combi boiler and radiator.



BEDROOM 1

9' 9" x 11' 10" (2.97m x 3.61m) With double glazed window to the front elevation, double glazed opaque window to the side elevation, over stairs storage cupboard and radiator.

BEDROOM 2

11' 10" x 12' (3.61m x 3.66m) With double glazed window to the front elevation and radiator.

BEDROOM 3

7' 8" x 8' (2.34m x 2.44m) With double glazed window to the front elevation, radiator and access to the roof space.

BATHROOM

7' 2" x 8' (2.18m x 2.44m) With panel bath with Drench head shower over and glazed side screen, double bowl sink with splash tiled surround and vanity storage below, low level WC, heated towel rail and double glazed window to the front elevation.

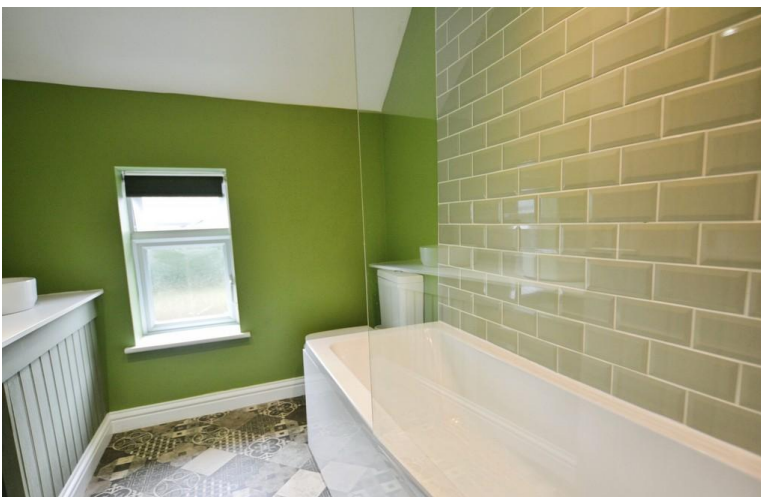


OUTSIDE

Gated access leads to the front Tarmac driveway which in turn leads to the garage. The extremely private and totally enclosed rear garden has a block paved patio area and gravelled area for ease of maintenance and an outside tap.

GARAGE/WORKSHOP

17' 5" x 8' 4" (5.31m x 2.54m) increasing to 10' 11" (maximum) With light, power, double front gates and a courtesy door to the rear courtyard garden.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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](https://www.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.

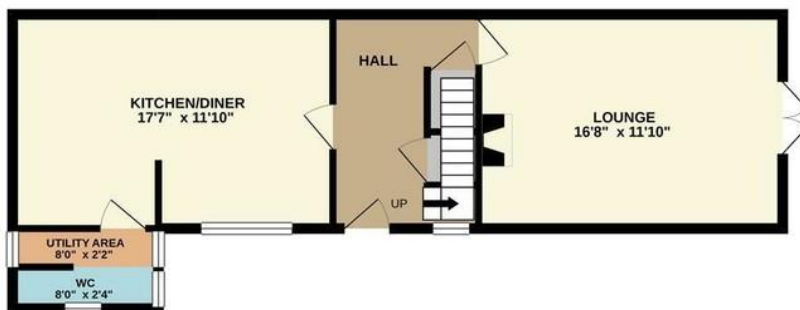
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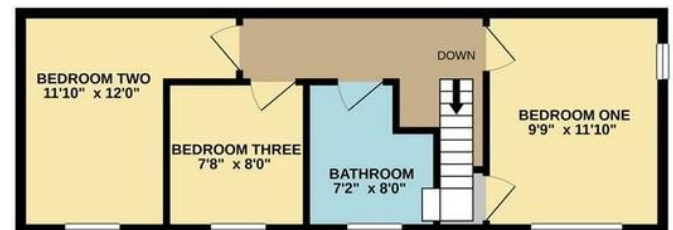
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GROUND FLOOR
532 sq.ft. approx.



1ST FLOOR
422 sq.ft. approx.



TOTAL FLOOR AREA : 954 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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