



## Trent View Cottage

, High Marnham, NG23 6SG

Offers over £175,000



Trent View Cottage presents a delightful opportunity for those seeking a semi-detached home with character. This renovation opportunity has two spacious reception rooms, kitchen and utility to the ground floor, three bedrooms and a bathroom to the first floor, providing ample space for families or those wishing to create a home office.

The property is further enhanced by the availability of parking for several vehicles, a valuable asset in this tranquil setting.

High Marnham is known for its picturesque rural surroundings, making it an ideal location for those who appreciate a peaceful lifestyle while still being within reach of Newark's amenities. With its blend of comfort, space, and a lovely village atmosphere, Trent View Cottage is a wonderful place to call home.



## Description

**NO UPWARD CHAIN** - This semi detached three bedroom cottage is an ideal refurb opportunity either to live within thereafter or to flip. The property offers tranquil living and a large side garden. The property briefly comprises of two reception rooms, kitchen with utility room, three bedrooms and bathroom.

## Hallway

The property is entered through the front Upvc door into the hallway with open plan stairs to the right with access leading to the ground floor rooms.

## Kitchen 10'8" x 7'11" (3.27m x 2.42m)

The kitchen is a modern kitchen of sage green wall and base units, butcher block worktop, stainless steel sink looking out over the rear garden, electric four ring hob and electric fan assisted oven with a chrome extractor above. Access leading into the utility room.

## Utility Room 4'10" x 2'9" (1.48m x 0.85)

The utility room has shelving for additional kitchen supplies and the central heating Camray boiler is floor mounted within the room.

## Lounge 14'0" x 11'10" (4.28m x 3.63m)

The lounge can be entered from the hallway or through the archway leading from the dining room and has a large front bay upvc window, open chimney and stone slab hearth, carpet and radiator.

## Dining Room 11'10" x 7'10" (3.63m x 2.39m)

The dining room has dual aspect upvc windows allowing the natural light to flood within, radiator, carpet and ceiling lights with a door way into the hallway.

## Bedroom One 14'0" x 12'9" (4.28m x 3.91m)

The master bedroom is front facing with a feature arch recessed shelves, radiator and upvc window with loft access.

## Bedroom Two 12'9" x 8'3" (3.91m x 2.54m)

A double bedroom front facing with upvc window and radiator.

## Bedroom Three 10'9" x 7'11" (3.29m x 2.43m)

A single room rear facing with upvc window and airing cupboard housing the hot water tank.

## Bathroom 8'6" x 7'10" (2.61m x 2.39m)

The bathroom has part tiled and wood panelled walls, white three piece bathroom suite and an electric shower over the bath.

## Outside

There is a rear garden with grass and a concrete patio area leading to the driveway and garage with an extensive side garden.

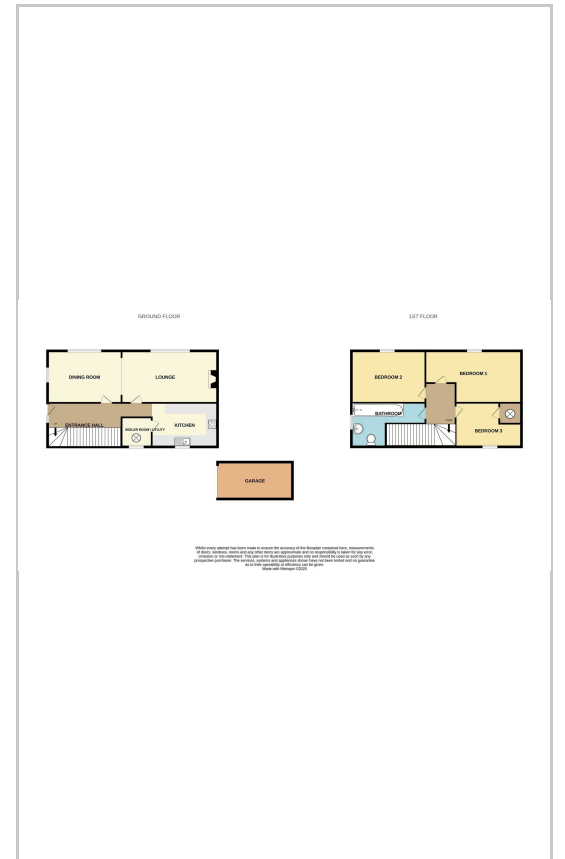
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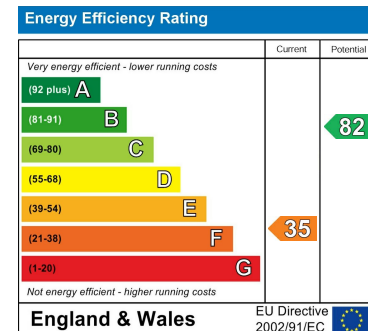
## Area Map



## Floor Plans



## Energy Efficiency Graph



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