



61 High Street  
Newton-On-Trent

MOUNT & MINSTER



## 61 High Street

Newton-On-Trent

A charming well presented four bedroom semi detached cottage situated within the heart of the village.

- Delightful period property dating back to 1850
  - Four double bedrooms
  - Three reception rooms
- Bathroom and Shower room
  - Central village location
- Two large private landscaped gardens
  - Useful outbuildings



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## INTRODUCTION

Situated within the heart of village of Newton on Trent nestled down a quiet shared driveway, set back off the High Street. This charming four bedroom semi detached house which was formerly two cottages and a barn conversion has been refurbished throughout to the highest standard, whilst retaining its original character including exposed beam and brickwork. The property dates back to 1850, and has been converted over the years to create the delightful cottage as it stands today. The property has undergone a sympathetic schedule of works including being re-roofed in 2022, and benefiting from recently fitted windows and doors. The generous accommodation of 2207sqft briefly comprises; boot/utility room, breakfast room, kitchen, downstairs shower room, lounge, sitting room, and downstairs bathroom. To the first floor there are four spacious bedrooms.

## LOCATION

Newton on Trent is an attractive village which is conveniently located just nine miles west of the Cathedral City of Lincoln and a mere 14 miles to Newark Northgate with high speed main line connections to London. The location also offers excellent commuter links to the A57, the A46 and the A1. The village has its own respected primary school, a church and shop facilities in nearby Saxilby approximately 4 miles away. The historic City of Lincoln (9 miles) lies to the east has an excellent range of shopping and social facilities. To the west is the nearby Dunham Toll Bridge over the River Trent, which provides for quick and easy access to the A1 at Markham Moor (7 miles) and the popular Town of Retford (12 miles). To the north is the town of Gainsborough (11 miles) located on the River Trent with its very popular Marshalls Yard shopping area and its renowned Grammar School.

## OUTSIDE

The property is accessed via a shared driveway which leads to a parking area for up to three vehicles, a useful outbuilding provides storage with power and light.

Front Garden - primarily laid to lawn with a range of mature shrubs and plants. A pedestrian access gate leads to the front driveway.

Rear Garden - primarily laid to lawn with an alfresco dining patio area, there is also a useful brick outbuilding currently used for storage with power and light along with a lean to shed. There is also a timber summerhouse which has power and light, a pedestrian access gate provides access to the driveway.

The property also benefits from having four well positioned outside taps, along with four electric sockets and security lighting and CCTV covering the entire property and grounds.

## ACCOMMODATION

### Boot Room/Utility Room

Solid wood laminate flooring, fitted solid wood seat with boot storage, and a utility area with fitted solid wood shaker style units with timber work surface over, Belfast sink and integral washing machine. There is also a further fitted storage unit with timber work surface over, exposed brickwork, window into the lounge and a further uPVC double glazed window to the front garden. Ceiling spot lights and uPVC door leading to the hallway.

### Inner Hall

With original black and terracotta tiled flooring, exposed beams, radiator, ceiling light and doors leading to the breakfast room, shower room and lounge.

### Breakfast room

14'2" x 12'6" (4.33 x 3.82)

With original exposed Oak wooden flooring, exposed brickwork feature fireplace which has been capped. Ceiling light fitting, radiator and uPVC double glazed window to the rear garden. Door leading to the rear hall and doorway through to the kitchen.

### Kitchen

14'6" x 7'8" (4.42 x 2.36)

Solid wood laminate flooring, range of solid wood shaker style wall and base units with solid wood work surfaces over, porcelain sink with drainer and mixer tap over. Integrated dishwasher, fridge and space and plumbing for washing machine, electric hob and electric oven. Wall mounted radiator, two uPVC double glazed windows to the front of the property, ceiling light and large understairs storage cupboard.

### Rear Hall

Accessed from the breakfast room with original Oak exposed timber flooring, ceiling light fitting and stairs leading to the landing on the first floor. Half glazed door leading to the rear garden.

### Shower room

Laminate flooring, feature wooden wall panelling, low level WC, pedestal wash hand basin, double shower with mains waterfall shower, heated towel radiator, extractor fan, frosted uPVC double glazed window to the rear of the property and ceiling light fitted.

### Lounge

14'2" x 12'8" (4.33 x 3.87)

Carpet, exposed ceiling beams and a decorative brick inglenook fireplace with multi fuel stove, wall mounted downlights, radiator, uPVC double glazed window to the front of the property. Door leading through to the Sitting Room





#### **Sitting room**

14'2" x 15'4" (4.33 x 4.69)

Carpet, brick inglenook feature fireplace with recessed fitted bookshelves to each side, wall mounted downlights, radiator, uPVC double glazed French doors provide access to the front garden. Large cupboard housing oil fired boiler, door leading to the hall which gives access to bedroom 2.

#### **Hall**

With exposed beams to the ceiling, carpet, light fitting, radiator and wide stairs leading to bedroom 2.

#### **Bathroom**

7'10" x 5'10" (2.41 x 1.78)

With double height ceiling into the eaves and ceiling light fitting, ball and claw roll top bath with mixer tap over with hand held shower, WC and basin with tiled splashbacks. Carpet, extractor fan and frosted uPVC double glazed window to the front of the property.

#### **Landing**

With carpet, ceiling light fitting, radiator and doors providing access to bedrooms 1, 3 and 4

#### **Bedroom one**

20'6" x 14'2" (6.26 x 4.33)

With exposed beams and uPVC double glazed windows to the front and rear of the property. Carpet, radiator and solid wooden hand build wardrobe. Access to the loft and door leading through to bedroom 2.

#### **Bedroom two**

23'6" x 14'2" (7.17 x 4.33)

With exposed beams, carpet and uPVC double glazed windows to the front and rear of the property. Ceiling light fitting and stairs leading downstairs to the hall and bathroom.

#### **Bedroom three**

12'7" x 9'7" (3.86 x 2.94)

With carpet and uPVC double glazed window to the front of the property. Exposed brickwork to the chimney breast, radiator, ceiling light and large storage cupboard with small window to the rear of the property,

#### **Bedroom four**

14'9" x 7'9" (4.51 x 2.38)

With a step down into the bedrooms with exposed beams and a sloping ceiling giving reduced head room to part of the room. With carpet, ceiling light and uPVC double glazed window to the rear of the property.

#### **COUNCIL TAX BAND**

Band: A

West Lindsey District Council

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating: D

#### **METHOD OF SALE**

Freehold with vacant possession on completion.

#### **SERVICES**

The property has oil central heating, mains electricity, water and drainage.

### VIEWINGS

By prior arrangement with the Agents (01522 716204).

### PARTICULARS

Drafted following clients' instructions of December 2024.

### ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

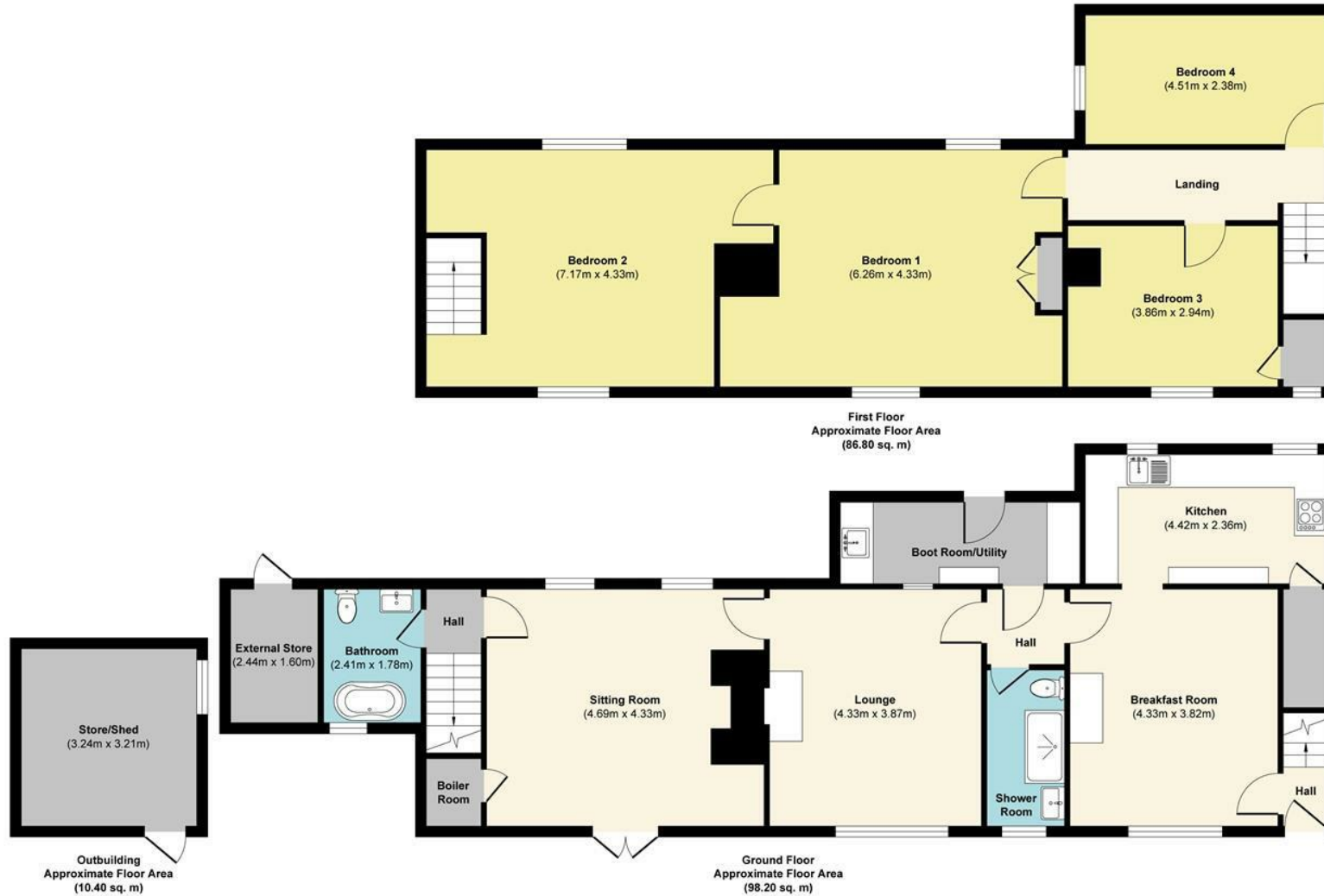
E: Ellen@mountandminster.co.uk

### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



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## Approx. Gross Internal Floor Area 195.40 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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