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VALUES  
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MORRISON

FROM AN  
INDEPENDENT LOCAL  
AGENT

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Chartered Surveyors • Valuers • Land & Estate Agents



Glebe Knoll, Sparrow Thorn, Hockerton  
£412,000



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Glebe Knoll is a traditionally styled, detached house built to a high specification in 1998. The property forms part of an award winning secluded development of three individual homes in Hockerton. Situated less than two miles from the Minster town of Southwell, Hockerton benefits from an elevated position above the River Greet flood risk and is within the Minster School catchment area. EPC Rating E.



## **ENTRANCE HALL**

Tiled floor. Under stairs storage cupboard. Stairs off to first floor.

## **WC 7'0" x 2'10" (2.13m x 0.86m)**

Low flush wc and wash hand basin. Tiled floor. Radiator. Double glazed window to the side aspect.

## **LOUNGE 16'9" x 11'7" (5.11m x 3.53m)**

Coal effect gas fire with stone mantle and hearth. Two radiators. Double glazed window to the rear aspect. Double glazed doors to the rear.

## **DINING ROOM 11'7" x 10'0" (3.53m x 3.05m)**

Double glazed window to the front aspect.

## **KITCHEN 14'0" x 10'3" (4.27m x 3.12m)**

Spacious kitchen fitted with a range of wall and base units with granite effect worksurfaces. Dresser unit. Electric oven with four ring hob and extractor over. 1 ½ bowl sink and drainer unit with mixer tap. Tiled splash backs. Integral dishwasher, fridge freezer and microwave. Tiled floor. Radiator. Double glazed window to the rear aspect.

## **BREAKFAST ROOM 11'4" x 10'4" (3.45m x 3.15m)**

Laminate floor. Radiator. Double glazed window to the rear aspect. Double glazed doors to the rear.

## **UTILITY ROOM 7'1" x 6'0" (2.16m x 1.83m)**

Fitted with a range of wall and base units. Stainless steel sink and drainer unit with mixer tap. Space for washing machine and tumble dryer. Tiled floor. Radiator. Door to the rear.

## **FIRST FLOOR LANDING**

Radiator. Access to loft with electricity, Velux window and boarded floor providing a storage area with the potential to convert to living accommodation subject to relevant planning

permission.

## **MASTER BEDROOM 25'8" x 16'10" (7.82m x 5.13m)**

Double aspect room. Two radiators. Double glazed windows to the front and rear aspects.

## **EN SUITE 8'10" x 7'5" (2.69m x 2.26m)**

Suite comprising low flush wc, wash hand basin and panelled bath with shower attachment over. Tiled floor. Part tiled walls. Radiator. Velux window.

## **BEDROOM TWO 14'9" x 11'8" (4.50m x 3.56m)**

Radiator. Double glazed window to the rear aspect.

## **BEDROOM THREE 12'0" x 11'8" (3.66m x 3.56m)**

Radiator. Double glazed window to the front aspect.

## **BEDROOM FOUR 10'8" x 9'8" (3.25m x 2.95m)**

Radiator. Double glazed window to the rear aspect.

## **BATHROOM 10'4" x 6'11" (3.15m x 2.11m)**

White suite comprising low flush wc, wash hand basin, panelled bath with shower attachment over and shower cubicle. Tile floor. Part tiled walls. Radiator. Double glazed window to the front.

## **OUTSIDE**

The property enjoys open views of Glebe Farm Pasture, which the current owner understands is a designated local site of importance for nature conservation (significant grassland community) with an abundance of native birds. The rear garden is predominantly laid to lawn with a paved patio area close to the house ideal for outdoor dining. To the front of the property is a paved driveway providing ample parking leading to the double garage (18'1" x 17'0") There is also a lawned area

to the front and a number of mature trees. More information relating to the SINC's can be found at <http://www.nottinghamcity.gov.uk/sitemap/services/environment/nbgrc.htm> The reference for Glebe Farm Meadow is 2/761.

## **LOCAL AUTHORITY**

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Tel 01636 650000 Council Tax Band F

## **FIXTURES AND FITTINGS**

Only those items mentioned in the sales particulars are included within the sale price but other items may be purchased by separate negotiation.

## **INTERNET**

For other properties in our area log on to our website at [www.amorrison.co.uk](http://www.amorrison.co.uk)

## **SERVICES**

All mains services are connected to the property. It is understood from the current owner that mains drainage is not available to the subject property and drainage is to a private Biodisk system shared with two other neighbouring properties. 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**

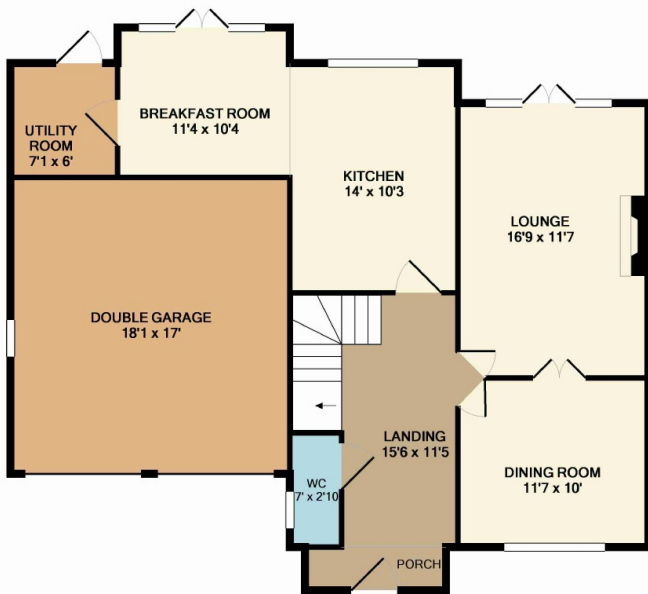
By appointment with the agents office at Southwell on 01636 813971 or email us at [sales@amorrison.co.uk](mailto:sales@amorrison.co.uk)











GROUND FLOOR  
APPROX. FLOOR  
AREA 1087 SQ.FT.  
(100.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1029 SQ.FT.  
(95.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2116 SQ.FT. (196.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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