

1 Wisteria Cottages, Cuckney, NG20 9LU



Located in the village of Cuckney, part of the historic Welbeck Estate, this picturesque semi-detached cottage has recently been refurbished throughout whilst retaining original period features. Accommodation includes a dining kitchen with separate utility, two reception rooms, one with woodburning stove, and WC to the ground floor with three double bedrooms, a single bedroom, and a family bathroom to the first floor.

Parking and garage/outbuilding to the rear of the property and gardens to the front and rear including mature fruit trees. This property is conveniently located within easy walking distance of "Good" Ofsted rated Cuckney Church of England Primary School.

- Kitchen Diner, 2 Reception Rooms, Boot Room/Utility & W.C
- 4 Bedrooms & Family Bathroom
- Front & Rear Garden
- Recently Refurbished
- Oil Fired Central Heating
- Rent - £1200.00 Per Calendar Month, excluding the cost of utilities, broadband, TV, phone, council tax and other charges
- Viewings strictly by appointment only

If you are interested in this property, please contact the Property Team

01909 500211 | residential@welbeck.co.uk

Additional Information

Term - AST minimum term: 24 months

Rent - £1200.00 per calendar month, payable monthly in advance.

Council Tax Band – C

Energy Performance Certificate - D

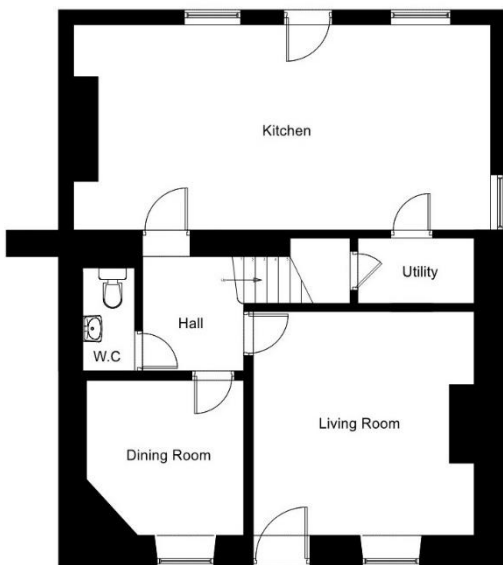
Services:

Water - The property is fed by Welbeck's private water supply and it is the Company policy that anyone taking a tenancy of the property would need to enter into a Water Supply Agreement.

Sewerage - The property is served by mains drain.

Location: Worksop 7 miles, Mansfield 7 miles, Chesterfield 14.5 miles

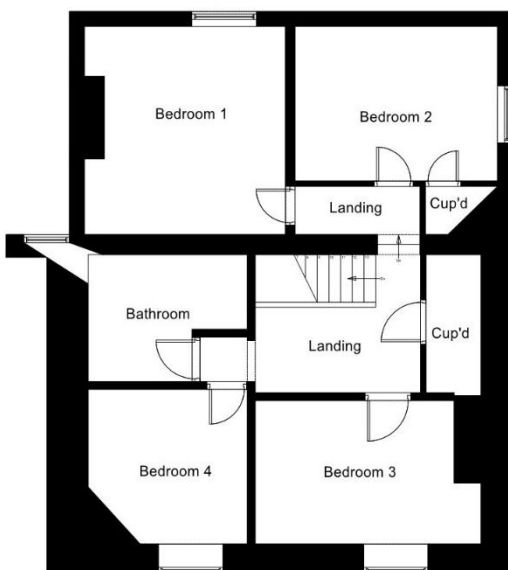
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Ground Floor Room Dimensions

- Kitchen – 26'1" x 12'10" (7.97m x 3.93m)
- Living Room – 13'10" x 14'0" (4.22m x 4.28m)
- Dining Room – 9'10" x 9'8" (3.01m x 2.96m)
- Utility – 7'2" x 4'1" (2.20m x 1.25m)
- W.C – 3'3" x 6'6" (1.00m x 2.00m)



First Floor

First Floor Room Dimensions

- Bedroom 1 – 12'5" x 12'10" (3.80m x 3.93m)
- Bedroom 2 – 12'6" x 9'6" (3.82m x 2.92m)
- Bedroom 3 – 13'11" x 8'10" (4.26m x 2.70m)
- Bedroom 4 – 9'10" x 9'6" (3.00m x 2.92m)
- Bathroom – 9'10" x 7'10" (3.00m x 2.39m)

All dimensions given are for initial guidance only and should be checked on site.

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