



**37 High Street**  
Newton on Trent, Lincolnshire. LN1 2JP

**BELL**



## 37 High Street Newton on Trent

A delightful, period end of terrace cottage, beautifully presented and updated by the current owners, situated in the village of Newton on Trent. The accommodation comprises entrance lobby with modern composite entrance door, kitchen, stunning sitting room with dual windows, staircase with contemporary wood/steel/wire balustrade to landing, rear entrance hall, two bedrooms, modern shower room. The property now benefits from Dimplex Quantum heaters to all rooms, individual and zonally controllable via wifi/app.

There is an area of low maintenance garden to the frontage having artificial turf with planted pots behind a picket fence. A separate concrete sectional garage has been erected close to the property.

### ACCOMMODATION

**Entrance Lobby** a delightful introduction to the cottage providing attractive seating and home office work area having attractive composite main entrance door with small leaded light style double glazed inserts, a southerly aspect over the lane. Extensive fitted bookshelves across one wall and coving.

**Sitting Room** having a very pleasant southerly outlook into the front courtyard garden area with a view up High Street to one side, chimney breast with fireplace (closed)) ideal for a feature electric style stove with an accompanying tiled hearth, small under stair storage cupboard, coving, feature ceiling spotlight fittings and wall lights. Staircase up to first floor and door through to:





**Rear Entrance Hall** having a good size walk-in under stairs storage/broom cupboard and ceiling spotlight fittings. uPVC entrance door to rear passageway, archway through to:

**Kitchen** having a pleasant northerly outlook towards the junction onto the High Street and the old red telephone box (Village defibrillator store); a good range of contemporary design style fitted units, work surface area with single drainer stainless steel one and a half bowl sink unit, space beneath for washing machine. A further smaller area of fitted work surface opposite with space for kitchen appliance, room to one corner for a tall pantry cupboard unit. There is a Kenwood brushed steel feature electric cooking Range with brushed steel cooker hood unit above, fitted work surface to either side, drawer and cupboard space and room to the corner for an upright fridge/freezer as required. There is a ceiling spotlight fitting.

#### First Floor

**Landing** having a very pleasant northerly outlook across the gardens and neighbouring homes in the village, space to one side for use as a home office workstation area, built in linen cupboard, a very attractive contemporary design style steel, wood and wire balustrade, access to roof space and extractor vent. Panel doors through to first floor accommodation

**Bedroom 2** with a southerly view out over the front of the property across to one side into the High Street; light fitting and power points.

**Bedroom 1** with a southerly outlook across to the High Street and its attractive homes; extensive built-in wardrobe space across one wall with floor to ceiling sliding panelled doors and dressing mirrors and ceiling spotlight fittings.

**Shower Room** refurbished to an excellent standard with contemporary design style appointment comprising; large walk-in shower cubicle across one wall with Mira shower fitting and full height mermaid board style splash back, wash hand basin with toiletry cabinet space below and low-level WC with concealed cistern.





Contemporary design style vertical electric heated towel rail, cabinet to one wall and electric shaver point.

## OUTSIDE

This charming cottage stands in a prominent setting on the High Street with a private lane to the southern side of the terrace which runs down to an open yard area and the very good size **Concrete Sectional Garage** with roller blind door and solar light fitting belonging to the cottage.

To the front elevation of the cottage there is a low maintenance landscaped garden area enclosed by picket fencing with a gate providing access to the pathway leading to the main entrance door. Providing a very pleasant view into the village, laid with artificial turf to provide a very appealing seating area which can be ornamented with attractive flower pots and tubs.

To the lane adjoining the cottage, there is a hardstanding area suitable for a small storage unit and on the opposite side are useful secure brick log/fuel stove box. To the northern side of the terrace, is a paved walkway which provides access to all the cottages rear entrance doors. There is an outside water tap. (Online photo of garden area shows removable, higher privacy fencing to one end.)

**West Lindsey District Council – Tax band: B**

**ENERGY PERFORMANCE RATING: D (newly registered)**

**Note:** July 2025 four Dimplex Quantum storage heaters were installed running on off peak Economy 7 electricity. (Not shown in photos)

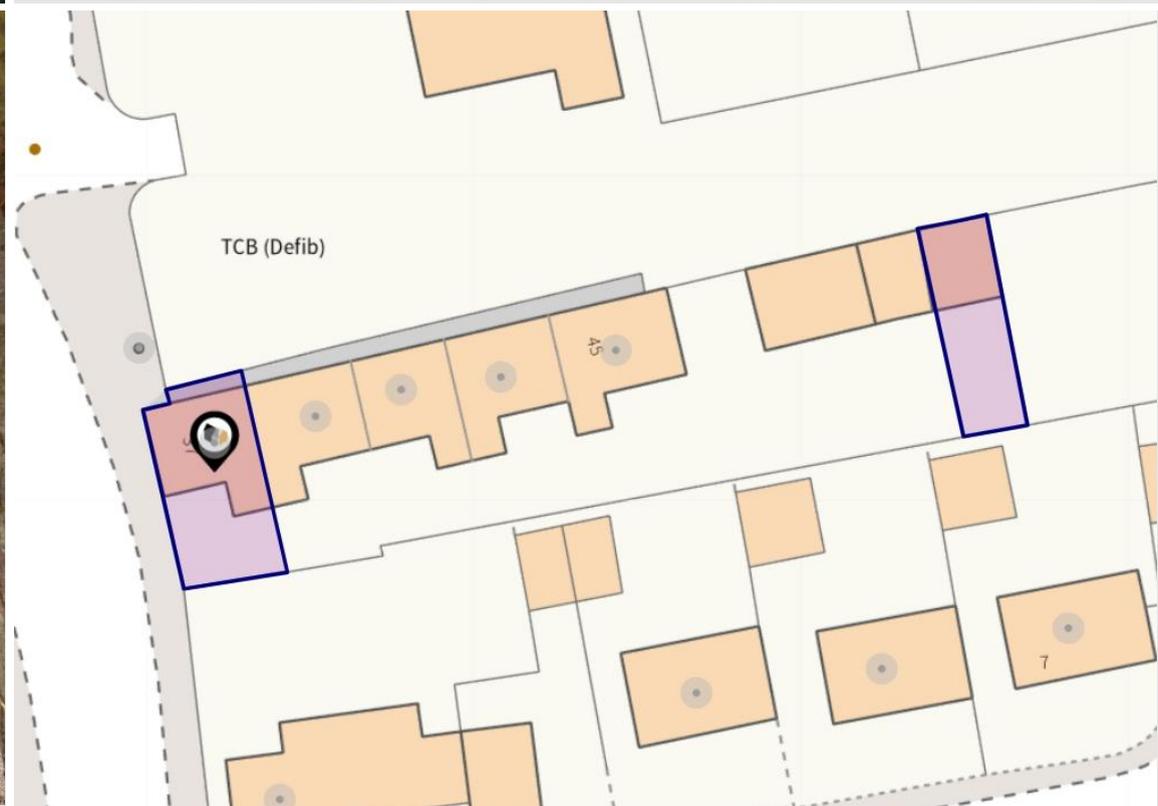
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office...

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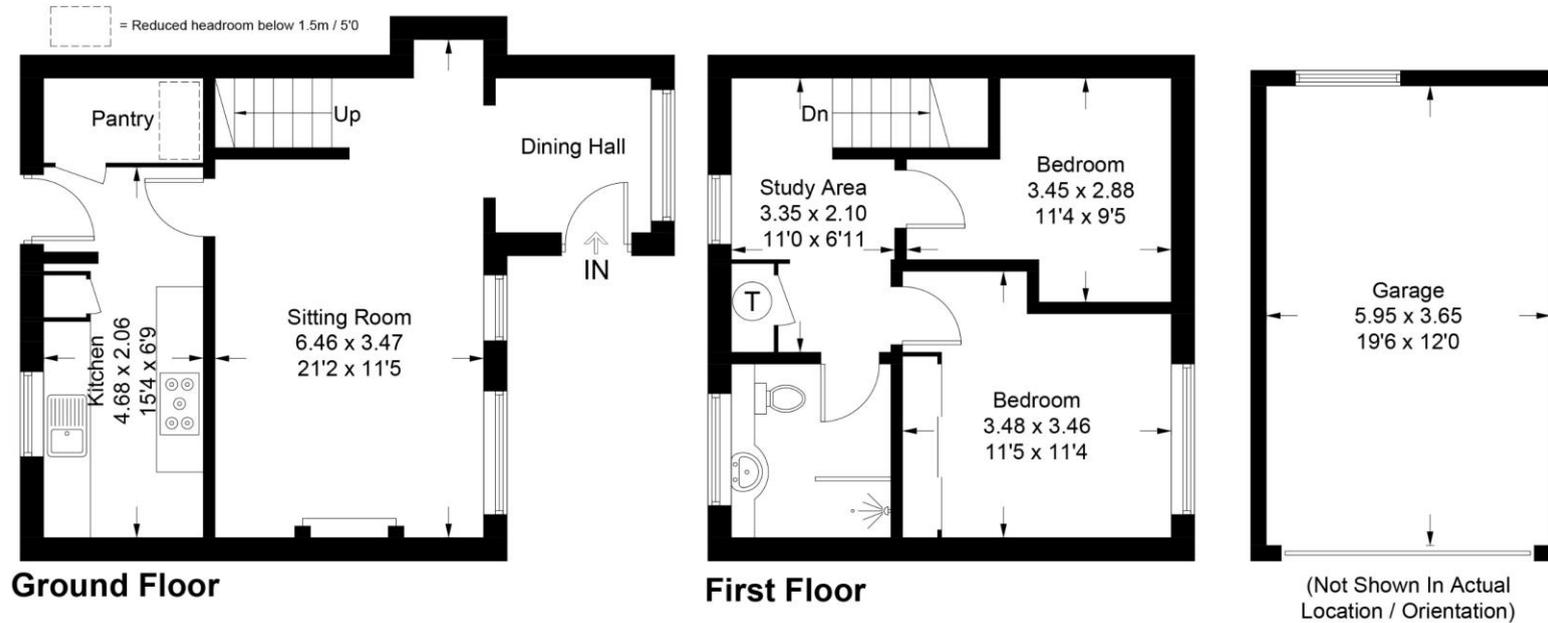
Brochure prepared 17.3.2026





## 37 High Street

Approximate Gross Internal Area  
Ground Floor = 38.6 sq m / 415 sq ft  
First Floor = 33.6 sq m / 362 sq ft  
Garage = 21.7 sq m / 233 sq ft  
Total = 93.9 sq m / 1,010 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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