



Kings Acre, Main Street, South Muskham

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 OLIVER REILLY







# Kings Acre, Main Street, South Muskham, Newark

- WONDERFUL CHARACTER HOME
- ATTRACTIVE VILLAGE, CLOSE TO MAIN ROAD LINKS
- EXTENSIVE CONTEMPORARY KITCHEN
- INTEGRAL DOUBLE GARAGE & SUBSTANTIAL DRIVEWAY
- GENEROUS REAR GARDEN
- FOUR DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- CHARMING SECLUDED POSITION
- Tenure: Freehold EPC 'E'

Guide Price: £425,000 - £450,000. A CHARMING CHARISMATIC CHOCOLATE- BOX COTTAGE! HOLDING THE KEY TO YOUR HEART... This utterly splendid character cottage is a joy to behold! Oozing with charming period features, combined with a gorgeous mix of tastefully stylish internal contemporary design. Kings Acre is a truly marvellous HIDDEN GEM! Converted in the 1980's. Privately positioned and almost undetectable. The cottage is situated in the delightful village of South Muskham. Primely set for ease of access onto the A1, A46 into Newark Town Centre, within just a few minutes! Internally, we promised you'll be INSTANTLY impressed upon entering the inviting reception hall. Central to the immediate flow of the extensive ground floor layout. The accommodation comprises: An eye-catching ground floor W.C, fabulous modern fitted kitchen, open-plan to a quirky yet extensive dining room, with BI-FOLD DOORS. Opening out onto an extensive paved entertainment area. The first floor landing boasts the expansive layout further, with retained character features and a useful study area. There are FOUR DOUBLE BEDROOMS and a modern family bathroom, with under floor heating. The dual-aspect master bedroom enjoys a large dressing room and luxurious FOUR-PIECE en-suite bathroom. Externally, the cottage occupies an enviable and highly-private plot. The front aspect provides a substantial courtyard and driveway, sufficient for a vast array of vehicles. There are TWO INTEGRAL SINGLE GARAGES. Both providing power and lighting, with scope to be utilised into additional living accommodation. Subject to relevant approvals. The wall-enclosed rear garden is equally private, with a large paved seating area. Further benefits of this wonderfully charming residence include oil-fired central heating and partial single and double glazing. Prepare to FALL IN LOVE... with this ELEGANT and STRIKING period property. Ready and waiting to give you a HOME TO BE PROUD OF...!



## Reception Hall: 12'9 x 13'10 (3.89m x 4.22m)

A delightfully welcoming space. Accessed via a secure wooden external door. Providing complimentary oak flooring, ceiling light fitting with ceiling rose, two single glazed wooden windows to the side elevation. Carpeted stairs rising to the first floor. Double doors lead into the large kitchen. There is also access into the lounge and ground floor W.C. Max measurements provided.

## Ground Floor W.C: 7'6 x 2'6 (2.29m x 0.76m)

Of stylish modern design. Providing ceramic tiled flooring. A low-level W.C with wall integrated flush, gold ceramic wash hand basin with chrome mixer tap. Majority walled white brick-effect tiled splash backs. Recessed ceiling spotlights and extractor fan.

## Dual-Aspect lounge: 18'7 x 15'11 (5.66m x 4.85m)

A WONDERFULLY SPACIOUS DUAL-ASPECT RECEPTION ROOM. Providing carpeted flooring. A wonderful exposed fireplace with inset 'Chesney' log burner, with a limestone surround and raised hearth. Ceiling light fitting with ceiling rose, two wall mounted light fittings, two wooden double glazed window to the front elevation and one to the rear elevation. uPVC clear glass double glazed rear external door, leading out onto the paved patio.

## Contemporary Kitchen: 18'4 x 14'10 (5.59m x 4.52m)

Exceptionally well-proportioned Providing complimentary oak flooring. The contemporary fitted kitchen hosts a vast range of modern high-gloss wall and base units, with dark oak work surfaces over. Inset Belfast sink with inset mixer tap and oak routed drainer. Integrated electric oven with four ring induction hob over and concealed extractor fan, with stainless steel splash back. Integrated washing machine and provision for a freestanding American-style fridge freezer. Stylish vertical radiator. Recessed ceiling spot lights, wooden double glazed window to the front elevation. OPEN-PLAN ACCESS into the dining room. Max measurements provided.

## Dining Room: 17'6 x 7'5 (5.33m x 2.26m)

With continuation of the oak flooring. Providing sufficient space for a large dining table. Integrated storage, loft hatch access point, recessed ceiling spotlights, a wooden double glazed window to the rear elevation and superb BI-FOLDING double glazed doors, opening out onto the extensive paved seating area.

## First Floor Study Area: 7'3 x 6'10 (2.21m x 2.08m)

Used within part of the landing space. Providing carpeted flooring, a wooden single glazed window to the front and rear elevation. Recessed ceiling lights. Loft hatch access point, with partial boarding. Ceiling smoke detector. Exposed rafters and sufficient space for a large desk. Open access through to the additional landing space.

## First Floor Landing:

With continuation of the carpeted flooring. Providing numerous fitted storage cupboards. Giving access into the family bathroom and all four DOUBLE bedrooms.

## Master Bedroom: 14'9 x 11'10 (4.50m x 3.61m)

A gorgeous DUAL-ASPECT DOUBLE BEDROOM. With lovely vaulted ceiling and stairs down from the landing. Providing carpeted flooring. A single glazed wooden window to the front elevation and Velux window to the rear elevation. Ceiling light fitting and access into the dressing room.





**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and a combination of wooden single and double glazing throughout.  
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure:** Freehold. Sold with vacant possession.

**Approximate Size:** 2,180 Square Ft.  
Measurements are approximate and for guidance only. This includes the two integral garages.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax:** Band 'E'

**EPC:** Energy Performance Rating: 'E'

**Local Information & Amenities:**  
The charming and desirable village of South Muskham lies approximately 3 miles North of the centre of Newark-on-Trent, with a fast train link from Newark Northgate station to London King's Cross Station with a journey time of approximately 75 minutes. There is also ease of access onto the A1 and A46. The villages provides an excellent primary school, community centre. The Muskham Ferry Inn which serves food and drink. The Muskham Pantry, butchers and general store is located nearby on North Road, South Muskham. The neighbouring village of North Muskham (1 mile away) provides amenities including a primary school, The Ferry pub/ restaurant and the Ashiana Indian restaurant.

**Viewing Arrangements:**  
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**  
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

**Dressing Room:** 10'8 x 5'5 (3.25m x 1.65m)  
Of a generous proportion. Providing carpeted flooring, recessed spotlights, loft hatch access point and a single glazed window to the front elevation. Open-access into the en-suite.

**Master En-Suite Bathroom:** 10'8 x 8'10 (3.25m x 2.69m)  
Of stylish contemporary design and exceptionally well-proportioned. Providing ceramic tiled flooring. A free-standing curved bath with chrome mixer tap. Ceramic wash hand basin, low level W.C and a large double shower with electric shower facility. Recessed ceiling spot lights, extractor fan, medium height tiled splash backs and double glazed Velux window to the rear elevation.

**Bedroom Two:** 18'8 x 7'8 (5.69m x 2.34m)  
A lovely DOUBLE bedroom, with carpeted flooring, recessed spot lights, exposed rafters and wooden single glazed window to the rear elevation.

**Bedroom Three:** 14'7 x 7'5 (4.45m x 2.26m)  
A further DOUBLE bedroom with carpeted flooring, ceiling light fitting, exposed rafters and a wooden single glazed window to the front elevation.

**Bedroom Four:** 10'10 x 8'1 (3.30m x 2.46m)  
A well-proportioned double bedroom ,with carpeted flooring, exposed rafters, ceiling light fitting and wooden single glazed window to the rear elevation.

**Family Bathroom:** 8'9 x 8'1 (2.67m x 2.46m)  
Of attractive modern design. Providing ceramic tiled flooring, with under floor heating. A panelled bath, with chrome mixer tap and electric shower facility, with floor to ceiling tiled splash backs and wall mounted bi-folding clear-glass shower screen. Low level W.C, ceramic wash hand basin with chrome mixer tap. Heated towel rail. Recessed ceiling spot lights. Partial wall panelling, exposed rafters and an obscure single glazed window to the rear elevation.

**Integral Garage 1:** 18'10 x 10'9 (5.74m x 3.28m)  
Accessed via timber double doors. Providing power and lighting, with scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.

**Integral Garage 2:** 18'10 x 10'9 (5.74m x 3.28m)  
Accessed via timber double doors. Providing power and lighting, access to the oil-fired central heating boiler. Further scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.

**Externally:**  
The front aspect of the property is accessed via a shared driveway with on neighboring home. There is a right of access in place. There is a well-enclosed frontage, with potential for secure security gates to be added. The extensive tarmac courtyard/ driveway is highly-private and fully enclosed. There is ample off-street parking for a large number of vehicles. There are various hard-wired electrical points for external driveway lighting, if required. There is access into both integral garages. Two external light fittings, partial established planted front borders, with a storm canopy and access into the front entrance door. The rear garden is well-appointed and retains a strong degree of privacy. Predominantly laid to lawn, with an extensive paved seating area, directly from the lounge and dining area, via bi-fold doors, with an external light and outside tap. There are partial planted borders, a range of mature trees, access to the oil tank. Partial fenced side boundaries and a wall enclosed rear boundary.

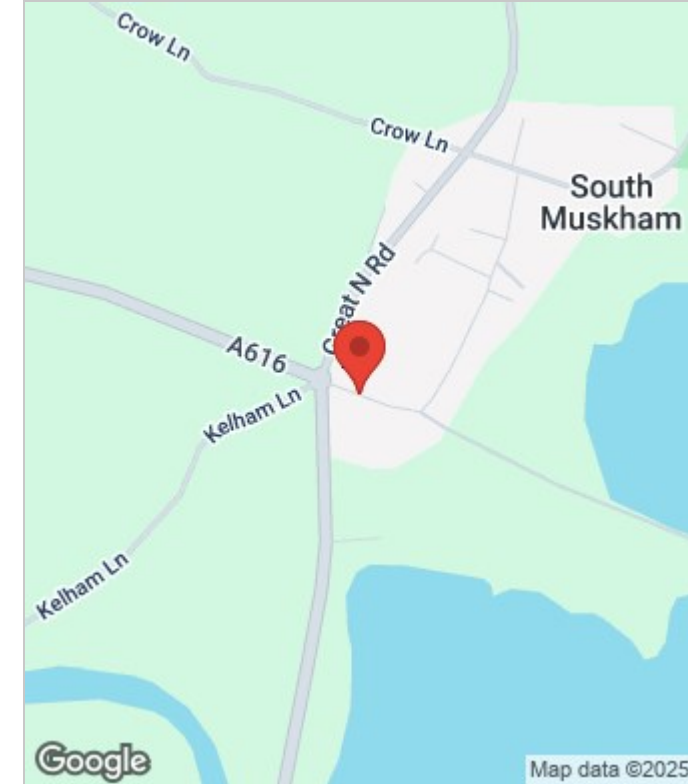








## GROUND FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

