



The Grange, North Muskham, Newark

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OLIVER REILLY



# The Grange, North Muskham, Newark

Guide Price £300,000 - £325,000

- Stylish Modern Detached Home
- Sought After Village Location
- GF W.C & First Floor Bathroom
- Detached Garage Store & Home Office
- Ease Of Access Onto A1 & A46
- Four Well-Proportioned Bedrooms
- Superb OPEN PLAN Family Kitchen
- SOUTH FACING Rear Garden
- Generous Block Paved Driveway
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'



**Entrance Hall:** 13'11" x 10'3" (4.24m x 3.12m)

Accessed via a secure uPVC external door. Providing complimentary Oak flooring, fitted storage cupboard, carpeted stairs rising tot the first floor, under stairs storage cupboard, wall mounted HIVE central heating thermostat. Access into the lounge, dining kitchen and ground floor W.C. Max measurements provided.

**Ground Floor W.C:** 6'10" x 2'7" (2.08m x 0.79m)

With low level W.C and wash hand basin.

**Lounge:** 13'1" x 11'9" (3.99m x 3.58m)

A generous reception room, with complimentary laminate flooring and uPVC French doors opening out onto the decked outdoor entertainment area.

**Open Plan Family Dining Kitchen:** 18'2" x 15'5" (5.54m x 4.70m)

Providing complimentary laminate flooring and inset ceiling spot lights. A superb OPEN PLAN, functional family space, with living/ dining area. The high specification modern 'shaker-style' fitted kitchen provides a range of complimentary wall and base units with wood effect work surfaces over. Integrated electric 'Beko' oven with four ring induction hob over and extractor fan above. Integrated dishwasher and provision fro a freestanding fridge freezer. uPVC French doors open out from the dining area, onto the decked outdoor entertainment area.

**First Floor Landing:** 9'2" x 9'1" (2.79m x 2.77m)

With carpeted flooring, fitted airing cupboard and loft hatch access point. Max measurements provided.

**Master Bedroom:** 14'8" x 8'9" (4.47m x 2.67m)

A generous DOUBLE bedroom with carpeted flooring and extensive fitted wardrobes.

**Bedroom Two:** 12'10" x 8'9" (3.91m x 2.67m)

An additional DOUBLE bedroom with carpeted flooring and delightful outlook over the SOUTH FACING rear garden.

**Bedroom Three:** 10'3" x 9'2" (3.12m x 2.79m)

A well-proportioned bedroom with carpeted flooring.

**Bedroom Four:** 10'9" x 8'2" (3.28m x 2.49m)

A well-proportioned bedroom with carpeted flooring an walk-in bay window.

Guide Price: £300,000-£325,000. YOU'RE GOING TO LOVE THIS!!

How can you not be impressed with this fine example of a superbly-presented, spacious contemporary family home! Situated in the highly desirable village of North Muskham, boasting ease of access onto the A1 and A46, with links into Newark-on-Trent and Retford. This excellent modern-day beauty has been significantly improved by the current owners, to create a highly functional, free-flowing family home,, set to an extremely high standard. Available for immediate appreciation. The property's bright and airy internal accommodation comprises: Inviting entrance hall with oak flooring, ground floor W.C, large lounge with French doors opening out onto a decked seating area, a FABULOUS OPEN PLAN FAMILY DINING KITCHEN, with integrated modern appliances and French doors adjoining the extensive decked outdoor entertainment area. The first floor landing leads into FOUR WELL-PROPORTIONED BEDROOMS, with the master bedroom providing fitted wardrobes. There is also a complimentary modern three-piece family bathroom. Externally, the property enjoys a well-appointed, SOUTH FACING, part wall-enclosed rear garden. Beautifully designed with a raised decked outdoor entertainment area. The is a detached garage store with a superb attached HOME OFFICE. The front aspect also benefits from an extensive block paved driveway. Further benefits of this smart and stylish home include uPVC double glazing throughout and oil-fired central heating, via a modern boiler system, approximately three years old. Internal viewings are ESSENTIAL to fully appreciate this fantastic modern-day home in all its tasteful glory!



**Family Bathroom:**

7'3 x 6'3 (2.21m x 1.91m)

With complimentary wood effect vinyl flooring. Providing a wooden panelled bath with mains shower facility floor to ceiling tiled splash back and wall mounted modern shower screen, low level W.C and ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit.

**Garage Store:**

8'4 x 8'1 (2.54m x 2.46m)

Of brick built construction, with a pitched tiled roof, with manual up/over garage door. Providing power and lighting. Access to the oil-fired central heating boiler and provision for a washing machine.

**Attached Home Office:**

7'5 x 7'3 (2.26m x 2.21m)

Located at the back of the garage store. Of brick built construction with a pitched tiled roof. Fully insulated and superbly presented, with complimentary laminate flooring, inset ceiling spot lights and uPVC French doors.

**Externally:**

The property stands on an attractive 0.06 of an acre plot. The front aspect provides an extensive block paved driveway, allowing ample off-street parking. There is an outside tap, mature tree and partial planted border. A secure timber side access gate leads into the SOUTH FACING rear garden, which is predominantly laid to lawn, with planted borders and an extensive raised decked outdoor seating/entertainment area. Access to the concealed 1,100 litre oil tank. Access into the attached home office. Provision for a garden shed. Double external electrical sockets. High-level wall enclosed boundary to the right side and rear aspect. Secure fenced boundary to the left aspect.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, with a new boiler installed within the last three years. There is uPVC 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: 1,060 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D'**

**Local Information & Amenities: North Muskham**

North Muskham is a highly desirable village located approximately 5 miles from the popular market town of Newark-On-Trent, which boasts a wide array of amenities, including the fast track rail service from Newark North Gate Station to London Kings Cross station in approximately 70 minutes. The village has ease of access onto the A1 and A46 leading to Lincoln, Grantham and Nottingham. The village provides an excellent primary school, village hall, church and Riverside public house with 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:**

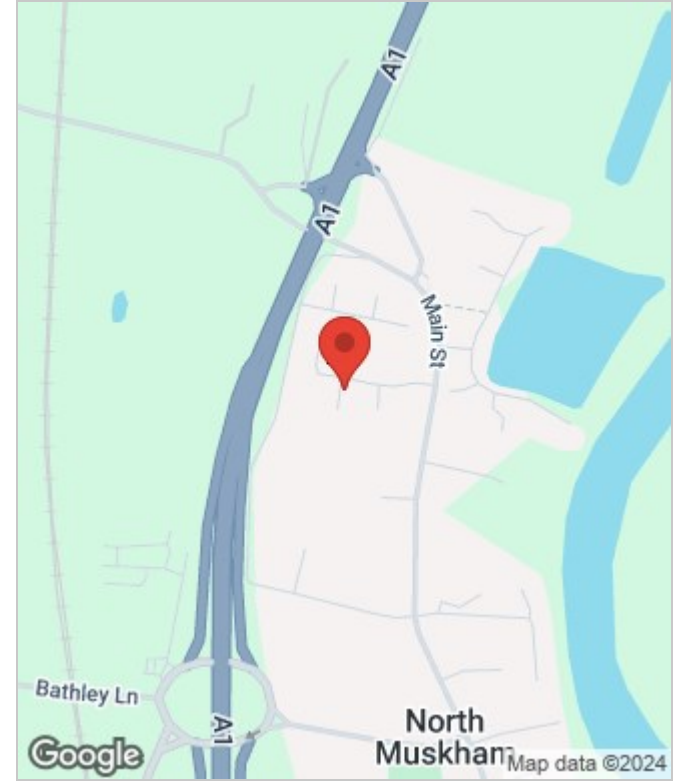
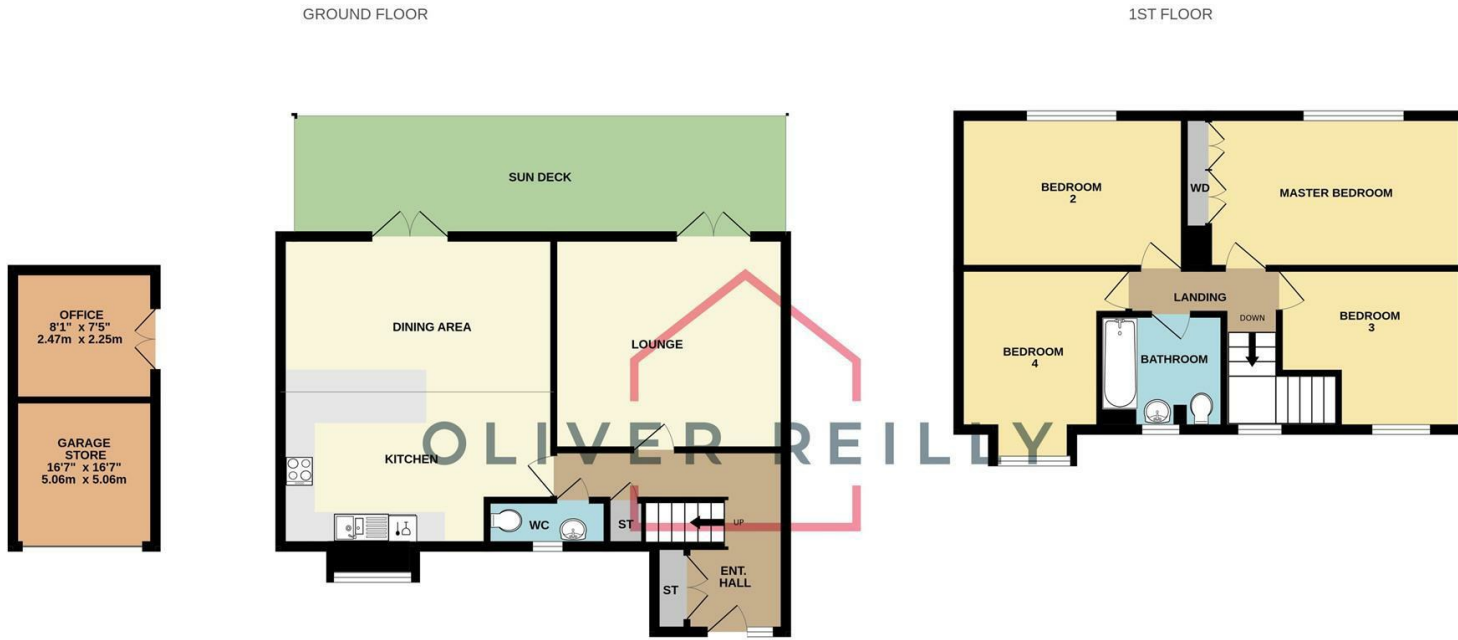
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	