



Morgans Close, Coddington, Newark

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OLIVER REILLY



# Morgans Close, Coddington, Newark

- SPACIOUS SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION
- GENEROUS DINING KITCHEN
- UNSPOILED RURAL OUTLOOK TO THE REAR
- EASE OF ACCESS TO MAIN ROAD LINKS
- THREE BEDROOMS
- LARGE LIVING ROOM & UTILITY ROOM
- LOVELY ENCLOSED REAR GARDEN
- GATED DRIVEWAY & BRICK OUTBUILDING
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'

GUIDE PRICE £180,000 - £190,000 A FANTASTIC FAMILY-FRIENDLY HOME.. WITH UNSPOILED RURAL OUTLOOK BEHIND...!

Welcome to Morgans Close... A desirable residential location, situated in the wonderful village of Coddington. Located a stones throw away from Newark Town Centre and boasting excellent transport links close-by, with ease of access onto the A1, A46 and A17.

This much-loved family home offers a beautifully maintained and deceptively spacious internal layout, comprising: Inviting entrance hall, large living room, spacious dining kitchen and separate utility room. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, a bathroom and separate W.C.

Externally, the property is greeted with a GATED DRIVEWAY. The lovely sized and beautifully maintained rear garden provides an external brick store and a mesmerizing outlook over the rolling countryside!

Further benefits of this delightful semi-detached home include uPVC double glazing throughout, gas fired central heating and leased solar panels.

CREATE YOUR NEXT CHAPTER... Inside this highly regarded home, situated in a hugely popular location!



Guide Price £180,000 - £190,000



**ENTRANCE HALL:** 10'10 x 6'1 (3.30m x 1.85m)  
An inviting reception hall, accessed via a complementary composite obscure panelled front door with tile-effect vinyl flooring, carpeted stairs with handrail rising to the first floor. Ceiling light fitting, smoke alarm, single panel radiator, telephone connectivity point, access into the spacious dining kitchen and large living room.

**GENEROUS LIVING ROOM:** 14'5 x 10'10 (4.39m x 3.30m)  
A generous reception room with carpeted flooring, central ceiling light fitting, coving, large double panel, radiator, central feature fireplace, housing a gas fired, and back boiler. With a raised hearth and decorative patterned surround. TV connectivity point and a large uPVC double glazed window to the front elevation.

**SPACIOUS DINING KITCHEN:** 15'10 x 10'1 (4.83m x 3.07m)  
A generous open-plan space provides continuation of the tile-effect vinyl flooring. The complementary modern kitchen provides a range of fitted shaker-style wall and base units with patterned laminate roll-top work surfaces over and grey bevelled wall tiled splash back's. Inset stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding oven and under counter plumbing/provision for a washing machine and tumble dryer. Sufficient space for a large dining table and chairs. Ceiling light fitting, single panel radiator, wall mounted electric heater and central heating/hot water control panel. uPVC double glazed window to the side and rear elevation. Access into the utility room.

**UTILITY ROOM:** 10'1 x 4'5 (3.07m x 1.35m)  
A useful and functional space. Providing wood-effect vinyl flooring. Further fitted wall and base units with laminate wood-effect roll-top work services over. Floor-to-ceiling wooden panelling. Ceiling light fitting and provision for a freestanding fridge freezer. A uPVC double glazed rear door gives access to the enclosed garden.

**FIRST FLOOR LANDING:** 8'5 x 6'6 (2.57m x 1.98m)  
With carpeted flooring, a ceiling light fitting, loft hatch access point and a uPVC double glazed window to the side elevation. Access into the bathroom, separate WC and all three well-proportioned bedrooms.

**MASTER BEDROOM:** 14'1 x 10'1 (4.29m x 3.07m)  
A Well-appointed DOUBLE bedroom located at the rear of the property, providing carpeted flooring, a ceiling light fitting, single panel radiator, fitted airing cupboard, housing the hot water cylinder, and a large uPVC double glazed window to the rear elevation. Enjoying an idyllic open outlook behind. Max measurements provided. Width reduces to 12'5 ft (3.78m).

**BEDROOM TWO:** 14'1 x 11'1 (4.29m x 3.38m)  
A spacious DOUBLE bedroom located at the front of the house, providing carpeted flooring, a single panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 9'10 ft (3.00m).



#### BEDROOM THREE:

A sizeable bedroom providing carpeted flooring, a single panel radiator fitted storage cupboard with clothes hanging facilities. uPVC double glazed window to the front elevation. Max measurements provided.

10'8 x 6'10 (3.25m x 2.08m)

#### FIRST FLOOR BATHROOM:

With patterned vinyl flooring, a panelled bath with chrome mixer tap and handheld shower facility. Pedestal wash hand basin with chrome taps. Chrome heated towel rail, floor to ceiling ceramic wall tiling, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

5'7 x 5'3 (1.70m x 1.60m)

#### SEPARATE W.C:

With patterned vinyl flooring, a low-level W.C with push-button flush, floor to ceiling ceramic wall tiling, ceiling light fitting, obscure uPVC double glazed window to the side elevation.

5'7 x 2'7 (1.70m x 0.79m)

#### DETACHED BRICK OUTBUILDING:

Providing useful external storage space.

6'3 x 3'5 (1.91m x 1.04m)

#### SOLAR PANELS:

The vendors have confirmed they lease 18 solar panels, via the front roof-line. This is via 'A SHADE GREENER LLP'. The 25 year lease commenced in 2012.

#### EXTERNALLY:

The front aspect is greeted with drop kerb vehicular access onto a wrought-iron gated concrete driveway. Providing off-street parking for one vehicle. The well-appointed front garden is predominantly laid to lawn with hedged side and front boundaries, showcasing scope to be utilised into additional off-street parking, if required. A wrought-iron personal access gate opens onto a concrete pathway, which leads to the front entrance door with storm canopy above. The right side aspect has a secure timber gate, opening into the well-appointed and beautifully maintained rear garden. Predominantly laid to lawn with a large paved patio/seating area. Provision for a green house and hard-standing/ provision for a garden shed. There is an outside tap, external security light, rear storm canopy with access into a detached brick outside store. There are part hedged and fenced side boundaries and a medium height fenced rear boundary, enjoying a captivating outlook over open fields.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a back boiler and 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.

#### Approximate Size: 841 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'E' (47)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

Coddington is a highly desirable village, located approximately 2 miles from Newark Town Centre and is conveniently positioned for ease of access onto the A1 and A46 trunk roads. There is a popular Primary School and Nursery within the village, along with a community centre, church, village hall and two pubs (The Plough and The Inn on the Green). Newark-on-Trent offers a wide variety of amenities and transport links. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station which takes approximately 80 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### Viewing Arrangements:

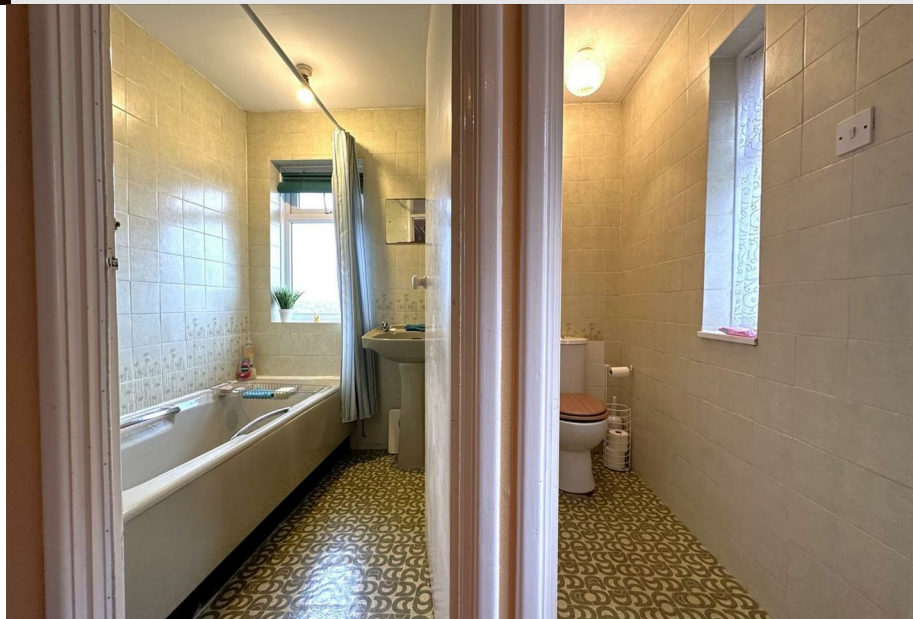
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### 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.





GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                        |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            |           |                                                                                                                  |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            | <b>47</b> |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |