



The Grange,
North Muskham, Newark

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OLIVER REILLY



The Grange, North Muskham, Newark

Guide Price £350,000 - £375,000

- SUBSTANTIAL DETACHED FAMILY HOME
- DESIRABLE VILLAGE & CUL-DE-SAC POSITION
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1 & TO AMENITIES
- SIGNIFICANTLY EXTENDED ON A LARGE CORNER PLOT
- THREE WELL-APPOINTED RECEPTION ROOMS
- GENEROUS MODERN KITCHEN & UTILITY
- PRIVATE & MATURE WRAP-AROUND GARDENS
- SUPERBLY PRESENTED! Tenure: Freehold. EPC 'D'

Guide Price: £350,000-£375,000. MUCH MORE THAN MEETS THE EYE...!

Prepare to be surprised, impressed and completely BLOWN AWAY by this SUPERBLY EXTENDED detached family-sized home. Occupying an enviable 0.17 of an acre corner plot. Situated in a popular village cul-de-sac. Allowing ease of access onto the A1, A46 and to Newark Town Centre.

A WARM WELCOME AWAITS... Inside this splendid home, which will open your eyes to a wonderful degree of living versatility, cleverly designed to suit any growing or multi-generational family. Showcasing a high-degree of natural light, neutral design and exciting individual potential.

The EXPANSIVE LAYOUT comprises: Entrance porch, an inner reception hall, ground floor W.C, fitted utility opening through to a FABULOUS & MODERN GRANITE FITTED KITCHEN, a separate dining room, large living room and a HUGE MULTI-PURPOSE FAMILY ROOM with under-floor heating, French doors out to a decked seating terrace and an internal spiral staircase leading up to a MEZZANINE FLOOR. Currently utilised as a suitable study/ home office.

The first floor hosts FOUR WELL-PROPORTIONED BEDROOMS, a stylish family shower room and a LARGE AND LAVISH EN-SUITE BATHROOM to the master bedroom.

Externally, the beautifully mature wrap-around gardens leave much to the imagination. Promising GREAT PRIVACY a variety of private seating spaces and a wonderful tree-lined rear outlook.

The front aspect is greeted with a MULTI-CAR DRIVEWAY! Ensuring side-by-side parking and access into a DETACHED DOUBLE GARAGE. Equipped with power and lighting.

Further benefits of this unique home include uPVC double glazing throughout and oil fired central heating. This FRESH BRIGHT AND BEAUTIFULLY PRESENTED DETACHED GEM will be sure to tick all your boxes! Presented to an exceptionally high standard and promising perfect proportions both inside and out!



ENTRANCE PORCH:	7'10 x 4'6 (2.39m x 1.37m)
INNER RECEPTION HALL:	6'7 x 4'10 (2.01m x 1.47m)
GROUND FLOOR W.C:	8'7 x 2'8 (2.62m x 0.81m)
UTILITY AREA:	8'2 x 7'8 (2.49m x 2.34m)
SPACIOUS MODERN KITCHEN:	12'5 x 8'6 (3.78m x 2.59m)
DINING ROOM: Max measurements provided.	11'9 x 10'10 (3.58m x 3.30m)
LIVING ROOM:	15'4 x 11'6 (4.67m x 3.51m)
GENEROUS MULTI-PURPOSE FAMILY ROOM:	23'9 x 15'3 (7.24m x 4.65m)
FIRST FLOOR MEZZANINE STUDY:	15'3 x 8'2 (4.65m x 2.49m)
FIRST FLOOR LANDING:	8'3 x 4'10 (2.51m x 1.47m)
MASTER BEDROOM: Max measurements provided.	14'8 x 8'8 (4.47m x 2.64m)
EN-SUITE SHOWER ROOM:	8'8 x 5'3 (2.64m x 1.60m)
BEDROOM TWO:	11'4 x 8'8 (3.45m x 2.64m)
BEDROOM THREE: Max measurements provided.	11'9 x 10'8 (3.58m x 3.25m)
BEDROOM FOUR:	9'2 x 6'4 (2.79m x 1.93m)
FAMILY SHOWER ROOM:	6'8 x 5'9 (2.03m x 1.75m)
DETACHED DOUBLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via two manual up/ over garage doors. Equipped with power, lighting and partial eaves boarding for storage. A right sided personal access door leads into the garden.	16'8 x 16'5 (5.08m x 5.00m)





EXTERNALLY:

The property stands proud on a desirable cul-de-sac. Occupying an enviable 0.17 of an acre private wrap-around plot.

The front aspect is greeted with dropped kerb vehicular access onto a gravelled driveway. Providing SIDE-BY-SIDE parking and access into the DETACHED DOUBLE GARAGE.

There is an established and fair sized wildlife front garden. Predominantly laid to lawn with a variety of plants and shrubs. A paved pathway leads to the front entrance door. There is also a secure timber personal gate, opening to the right side of the property, with personal door into the garage. The PRIVATE AND WELL-APPOINTED rear garden is a delightful external escape. Beautifully established, predominantly laid to lawn and packed full of plants and shrubs. There is a vegetable garden, provision for a green house, an outside tap and access to the oil tank. The garden flows round to the left side aspect, which is blooming with further maturity and remains laid to lawn. There is a delightful and substantial raised decked seating terrace, accessed from the French doors in the multi-purpose family room, with a double external power socket. There are fenced side boundaries and a part walled/ fenced rear boundary, with a captivating tree-lined outlook behind. Ensuring maximum levels of privacy all year round.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating 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: 1,598 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached DOUBLE garage.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (67)

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:

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.



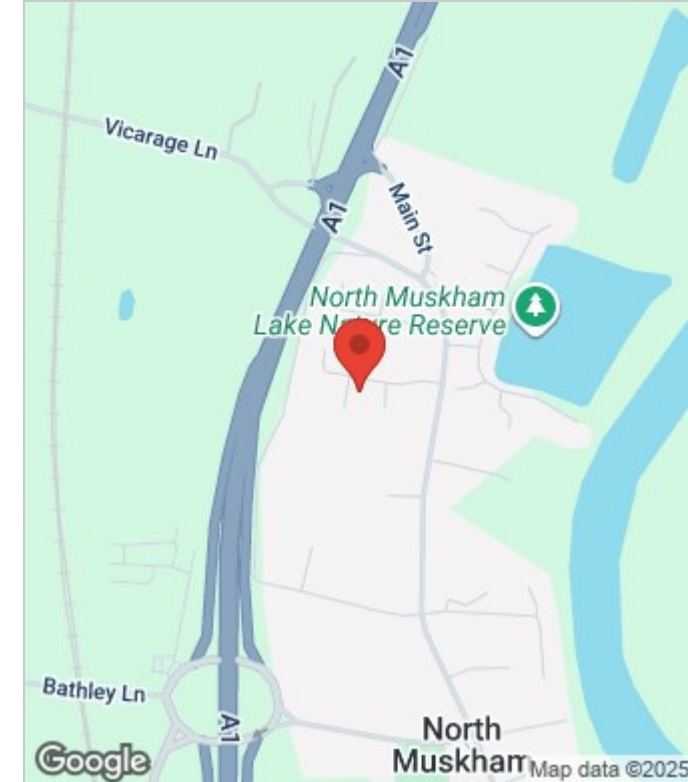


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC