



Woodlands, Winthorpe, Newark

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OLIVER REILLY









# Woodlands, Winthorpe, Newark

- SIZEABLE DETACHED HOME
- DESIRABLE VILLAGE. CLOSE TO AMENITIES & MAIN ROADS
- STYLISH MODERN KITCHEN
- LARGE INTEGRAL GARAGE & MULTI-VEHICLE DRIVEWAY
- LOVELY ENCLOSED PRIVATE GARDEN
- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- GF W.C & CONTEMPORARY FIRST FLOOR BATHROOM
- ATTACHED HOME OFFICE WITH MULTI-PURPOSE POTENTIAL
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £350,000-£375,000. SITTING PRETTY...!

This charming detached home is a real head-turner!.. Occupying an attractive position in a delightful village, close to Newark Town Centre. Ensuring ease of access onto the A46 and A1, with links to Newark Lincoln and Grantham.

If you're searching for a home FULL OF HEART AND SOUL then look no further! Presenting a spacious internal design, full of scope and adaptability, spanning in excess of 1,300 square/ft. The generous FREE-FLOWING layout comprises: Entrance porch, an inviting inner reception hall, ground floor W.C, a GENEROUS 20FT LIVING ROOM with bi-folding doors into a separate dining room and a STYLISH MODERN KITCHEN. Hosting a range of integrated appliances and a walk-in pantry.

The expansive first floor landing leads into THREE DOUBLE BEDROOMS and a modern family bathroom. Externally, the property STANDS PROUD on an excellent plot. Showcasing a LARGE MULTI-VEHICLE DRIVEWAY to the front, with access into an integral garage. Equipped with power, lighting and great scope to be utilised into additional living space. Subject to relevant approvals. There is an attached home office behind the garage, which lends itself to multi-purpose potential. The charming rear garden is fully enclosed, beautifully established and well-appointed. Hosting a high-degree of privacy.

Additional benefits of this IMPECCABLY PRESENTED residence include uPVC double glazing and gas fired central heating, via a modern combination boiler, installed in the last two years.

Internal viewings are ESSENTIAL as we promise it will FEEL LIKE HOME from the moment you STEP INSIDE!



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ENTRANCE PORCH:	8'8 x 2'4 (2.64m x 0.71m)
INNER RECEPTION HALL:	10'8 x 6'5 (3.25m x 1.96m)
GROUND FLOOR W.C:	6'6 x 2'9 (1.98m x 0.84m)
GENEROUS LIVING ROOM:	20'11 x 12'4 (6.38m x 3.76m)
Max measurements provided.	
DINING ROOM:	10'10 x 9'10 (3.30m x 3.00m)
CONTEMPORARY KITCHEN:	15'10 x 8'1 (4.83m x 2.46m)
Max measurements provided.	
FIRST FLOOR LANDING:	12'9 x 8'11 (3.89m x 2.72m)
MASTER BEDROOM:	19'4 x 9'10 (5.89m x 3.00m)
BEDROOM TWO:	10'9 x 9'10 (3.28m x 3.00m)
BEDROOM THREE:	10'9 x 9'9 (3.28m x 2.97m)
MODERN FAMILY BATHROOM:	7'10 x 6'8 (2.39m x 2.03m)
INTEGRAL GARAGE:	15'6 x 8'4 (4.72m x 2.54m)
Accessed via a manual up/over garage door. Equipped with power and lighting, via a ceiling strip-light. Access to the electrical RCD consumer unit and electricity meter. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals.	
ATTACHED HOME OFFICE:	8'1 x 6'6 (2.46m x 1.98m)
Accessed via a uPVC double glazed rear external door. Equipped with power, lighting (via a ceiling strip-light) and hard-wired internet connectivity. Currently used as a home office. Offering multi-purpose potential. uPVC double glazed window to the rear elevation.	





**EXTERNALLY:**  
The property occupies a lovely residential position. Situated in a desirable village, close to amenities and main road links. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Ensuring ample off-street parking, for a variety of vehicles, with access into the integral garage, with external wall light. Access to the front entrance porch. The manageable front garden is laid to lawn, hosting a range of established bushes and a mature conifer front hedge-row. A left and right sided wrought-iron personal gate both lead down to the LOVELY WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a complementary range of attractive planted borders. There is a lovely paved seating area, hard-standing and provision for a garden shed, external lighting, an outside tap, fully fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed in the last two years and majority uPVC double glazing throughout. This excludes the original wooden window in the pantry and ground floor W.C.  
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: 1,350 Square Ft.**  
Measurements are approximate and for guidance only. This includes the garage and home office.

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

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

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D'**  
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: Winthorpe:**  
The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	