



Lancaster Road, Coddington, Newark

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OLIVER REILLY







# Lancaster Road, Coddington, Newark

- SUPERB DETACHED FAMILY HOME
- POPULAR & CONVENIENT RESIDENTIAL LOCATION
- GF W.C & UTILITY ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED DOUBLE GARAGE/ EXTERNAL STORE & HOME OFFICE
- FOUR DOUBLE BEDROOMS
- ADAPTABLE THREE-STOREY LAYOUT
- STUNNING OPEN-PLAN DINING KITCHEN
- GENEROUS SOUTH-FACING CORNER PLOT & AMPLE PARKING
- EXCELLENT PRESENTATION! Tenure: Freehold. EPC 'C'

STYLISH, SUBSTANTIAL & SOUTH-FACING...!

There is definitely more than meets the eye with this wonderful FOUR DOUBLE BEDROOM detached family home. STANDING PROUD on a CAPTIVATING CORNER PLOT with EXTENSIVE PARKING OPTIONS! Conveniently situated for immediate access onto the A1, A46 and to Newark Town Centre.

If you're searching for a trendy, tardis-like contemporary home, full of pride, personality and generous living flexibility... LOOK NO FURTHER! This MAGNIFICENT MODERN GEM simply MUST BE VIEWED!... In order to be fully appreciated.

This copious contemporary home showcases an adaptable layout comprising: Entrance hall, ground floor W.C, a LARGE DUAL-ASPECT LIVING ROOM with feature fireplace and French doors out to an Indian sandstone seating area.

The OPEN-PLAN DINING KITCHEN is a real head turner! Creating a flowing and functional family-sized space. This quality fitted kitchen hosts a range of integrated appliances, including an all important wine fridge! and open-access into a utility room.

The first floor hosts a three-piece bathroom and TWO DOUBLE BEDROOMS. The lovely master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM

The second floor provides TWO FURTHER DOUBLE BEDROOMS! Both promoting the excellent level of living flexibility available.

Externally, you'll fall HEAD OVER HEELS for the BEAUTIFULLY LANDSCAPED & SOUTH-FACING GARDEN! With access into a useful external store and a DETACHED DOUBLE GARAGE. Providing a multi-functional home office. All equipped with power and lighting! There is a DOUBLE-WIDTH DRIVEWAY in front of the garage, located at the back of the house. The corner plot position ensures AMPLE OFF-STREET PARKING suitable for a caravan.

Additional benefits of this warm and welcoming residence include uPVC double glazing and gas central heating, via a modern boiler, installed in the last 2 years.

YOUR NEXT CHAPTER AWAITS!... Inside this firm family favourite!

Guide Price £325,000



ENTRANCE HALL:	5'9 x 5'9 (1.75m x 1.75m)
GROUND FLOOR W.C:	4'9 x 3'3 (1.45m x 0.99m)
GENEROUS LIVING ROOM:	16'10 x 10'4 (5.13m x 3.15m)
OPEN-PLAN DINING KITCHEN:	16'10 x 9'9 (5.13m x 2.97m)
UTILITY ROOM:	5'10 x 5'8 (1.78m x 1.73m)
Max measurements provided.	
FIRST FLOOR LANDING:	8'7 x 5'10 (2.62m x 1.78m)
MASTER BEDROOM:	17'1 x 10'4 (5.21m x 3.15m)
Max measurements provided with extensive fitted wardrobes.	
EN-SUITE SHOWER ROOM:	7'3 x 4'6 (2.21m x 1.37m)
BEDROOM TWO:	10'6 x 9'9 (3.20m x 2.97m)
FAMILY BATHROOM:	6'9 x 6'2 (2.06m x 1.88m)
SECOND FLOOR LANDING:	5'10 x 5'8 (1.78m x 1.73m)
BEDROOM THREE:	13'5 x 10'6 (4.09m x 3.20m)
Max measurements provided into bay-window.	
BEDROOM FOUR:	13'5 x 10'1 (4.09m x 3.07m)
DETACHED DOUBLE GARAGE:	18'7 x 17'11 (5.66m x 5.46m)
Of brick built construction with a pitched tiled roof. Accessed via two manual up/over garage doors. Equipped with power, lighting and over-head eaves storage space. A wooden rear personal door gives access to the attached store and to the garden. An internal side door leads to the multi-purpose home office. Max measurements provided. Length reduces to 10'2 ft. (3.10m). Due to home office space.	
INTEGRAL HOME OFFICE:	7'9 x 7'2 (2.36m x 2.18m)
With grey carpeted flooring, power, lighting and a uPVC double glazed window to the side elevation. Currently setup as a functional home office but lends itself to be used for a variety of purposes.	







**ATTACHED EXTERNAL STORE:** 16'10 x 7'9 (5.13m x 2.36m)  
Of timber framed construction. Accessed via wooden double doors. Partly paved and gravelled with an external wall light. Providing excellent external storage space.

**EXTERNALLY:**  
The property occupies a popular residential position, close to amenities and transport links. Boasting an expansive corner plot position. The front aspect provides a paved pathway leading to the front entrance door with a pitched roof storm canopy above. The BEAUTIFULLY LANDSCAPED front garden is of general low maintenance. Having been predominantly gravelled, with a variety of bushes/ shrubs. The right side aspect provides further gravelled hard-standing, currently utilised for additional parking options, with sufficient space for a caravan. This links round to a DOUBLE-WIDTH TARMAC DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING. Leading to the DETACHED DOUBLE GARAGE.

The BEAUTIFULLY PRESENTED and part wall enclosed SOUTH-FACING rear garden is equally tastefully. Having been thoughtfully designed for MINIMAL MAINTENANCE and MAXIMUM ENJOYMENT. Predominantly laid to lawn, with a substantial Indian sandstone paved patio. Directly from the uPVC double glazed French doors in the living room. The garden enjoys a timber framed and covered seating canopy, with artificial lawn and double external power socket. Perfect for relaxing and unwinding. Access into the external store. There is an outside tap, part fenced/ walled side boundaries and a fenced rear boundary.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via modern boiler with a 150 litre hot water cylinder. Installed in the last two years 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: 1,180 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the garaging space.

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

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

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'C' (70)**

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.

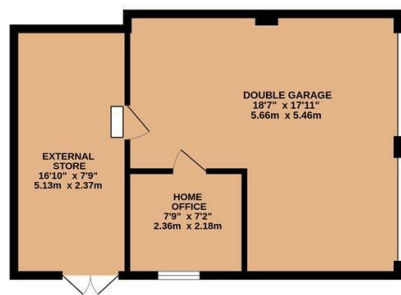








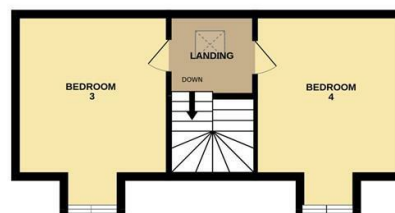
GROUND FLOOR



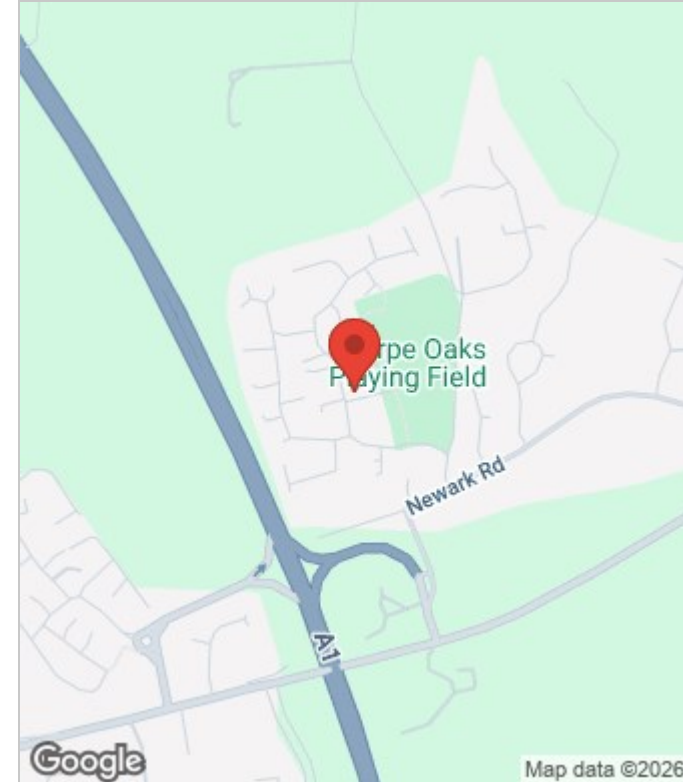
1ST FLOOR




2ND FLOOR



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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 	

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