

The Park, North Muskham, Newark

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OLIVER REILLY



The Park, North Muksham, Newark

£275,000 - £285,000

- CONTEMPORARY DETACHED HOME
- LOVELY & QUIET CUL-DE-SAC SETTING
- GF W,C & FIRST FLOOR BATHROOM
- MAGNIFICENT CORNER PLOT
- BLOCK PAVED DRIVEWAY & DETACHED GARAGE
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- LARGE GARDEN WITH EXTENSION POTENTIAL (STPP)
- MOVE IN READY CONDITION! Tenure: Freehold. EPC 'D'



A FANTASTIC FAMILY HOME AWAITS!...
Nestled in a wonderful cul-de-sac, whilst set in a hugely popular and well-connected village. Closely linked for access onto the A1, A46 and to Newark Town Centre.
This lovely detached home promotes a perfect chance for any growing family to TAKE THE NEXT STEP up the ladder, with this perfect long-term residence.
This MARVELLOUS MODERN GEM has been tastefully improved by the current owner. Creating an attractive contemporary charm that's ready and waiting for your instant appreciation!
The well-appointed internal layout comprises: Inviting entrance hall with oak-effect laminate flooring, a ground floor W.C, a sizeable lounge with feature fireplace, inset LOG BURNER and French doors out to the private garden. The ground floor boasts an ATTRACTIVE FITTED KITCHEN with a range of integrated appliance. Leading into a separate dining room.
The first floor landing provides a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The maser bedroom is enhanced by extensive fitted wardrobes.
Externally, the house is captivated by a wonderful 0.12 of an acre private plot. Providing PERFECT PROPORTIONS TO EXTEND. Subject to relevant planning approvals. The rear garden is a delightful external escape. Promising space for the whole family!
The front aspect is greeted with a BLOCK PAVED DRIVEWAY and access into a SINGLE GARAGE. Equipped with power and lighting.
Additional benefits of this PICTURE-PERFECT family residence include uPVC double glazing (replaced in the last three years) and oil fired central heating.
A WARM WELCOME AWAITS!... Step inside TODAY and gain a full sense of appreciation for the plot, position and promising potential!





ENTRANCE HALL: 13'8 x 10'4 (4.17m x 3.15m)
Max measurements provided.

GROUND FLOOR W.C: 6'5 x 2'8 (1.96m x 0.81m)

LOUNGE: 15'4 x 11'9 (4.67m x 3.58m)
Max measurements provided.

MODERN FITTED KITCHEN: 14'10 x 8'2 (4.52m x 2.49m)

DINING ROOM: 13'8 x 9'5 (4.17m x 2.87m)
Max measurements provided.

FIRST FLOOR LANDING: 10'6 x 8'10 (3.20m x 2.69m)
Max measurements provided.

MASTER BEDROOM: 14'7 x 8'10 (4.45m x 2.69m)
Max measurements provided.

BEDROOM TWO: 12'10 x 8'10 (3.91m x 2.69m)

BEDROOM THREE: 10'6 x 8'10 (3.20m x 2.69m)
Max measurements provided.

BEDROOM FOUR: 9'1 x 7'7 (2.77m x 2.31m)

FAMILY BATHROOM: 7'5 x 6'1 (2.26m x 1.85m)

SINGLE GARAGE: 17'1 x 8'1 (5.21m x 2.46m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting and over-head eaves storage space. A right sided anthracite grey uPVC personal door gives access into the garden.



EXTERNALLY:

The property enjoys a wonderful position, tucked away in a desirable and convenient cul-de-sac. Occupying a magnificent corner plot.
The front aspect promotes a block paved driveway, leading to the SINGLE GARAGE. There are steps down to the front entrance door, with external up/ down light. The established front garden is slate shingled. Enjoying a range of mature bushes and shrubs. A wooden left side personal gate opens into the LARGE and PRIVATE rear garden. Predominantly laid to lawn. Hosting a wide rage of complementary planted borders, with a range of established plants, bushes, trees and shrubs. Wildlife pond. Provision for two garden sheds. There is a lovely and secluded Indian sandstone patio. Hosting the perfect space to relax and unwind, with privacy from an established silver birch tree. Access to the oil tank. Outside tap, external power sockets. Fully fenced side and rear boundaries. The sizeable garden space has great scope for an extension. Subject to relevant planning approvals.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout. Replacement windows, doors, soffits and fascias were fitted in the last 3 years.
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: 1,045 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 'D'

EPC: Energy Performance Rating: 'D' (66)

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:

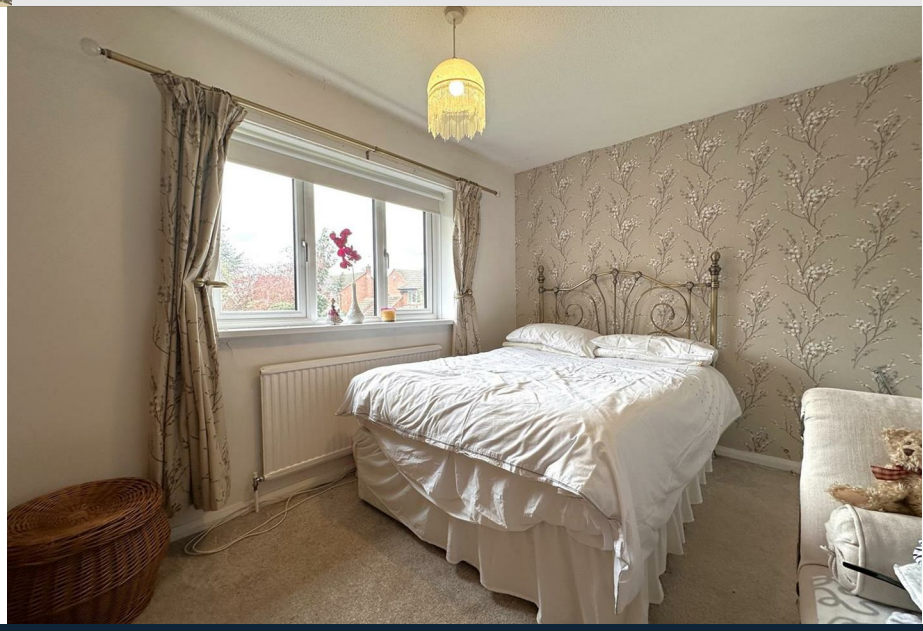
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

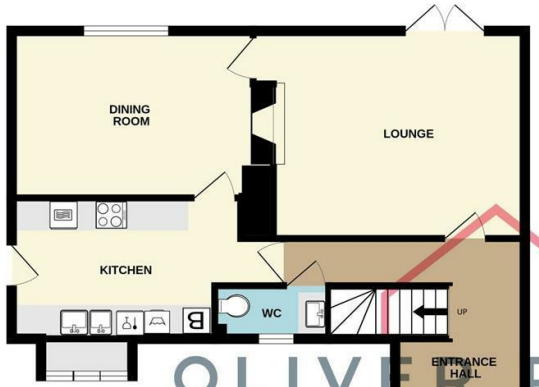
Draft Details-Awaiting Approval:

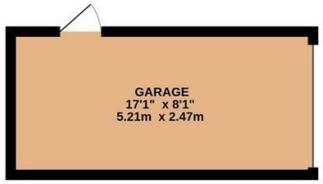
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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





GROUND FLOOR

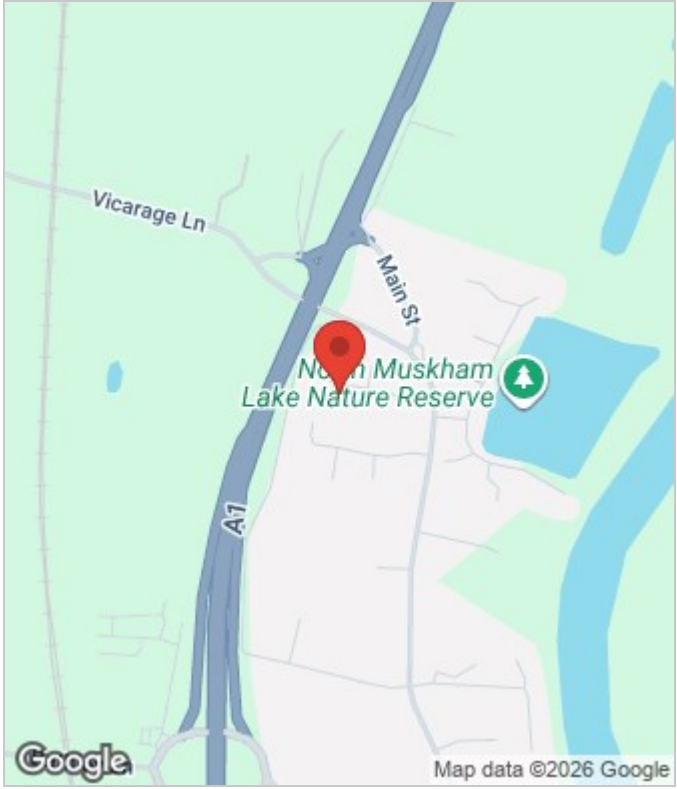




1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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