

Woodstock, Gainsborough Road, Winthorpe, Newark

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OLIVER REILLY



Woodstock, Gainsborough Road, Newark

Offers in excess of £290,000

- INDIVIDUAL DETACHED HOME
- CHARMING VILLAGE! CLOSE TO MAIN ROAD LINKS!
- GF W.C & FOUR-PIECE FIRST FLOOR BATHROOM
- LARGE DETACHED GARAGE WITH INTEGRAL WORKSHOP & ATTACHED CARPORT
- EXCELLENT CONDITION WITH SCOPE TO MAKE YOUR OWN!
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- DECEPTIVE PLOT WITH EXTENSIVE GATED DRIVEWAY
- LOW-MAINTENANCE REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'



LOVE WHERE YOU LIVE!... **NO CHAIN!!**
Welcome to 'Woodstock' a brilliantly bespoke detached home, elevated by its captivating position, in the heart of a picturesque village, situated close to Newark Town Centre, the amenity-filled neighbouring village of Collingham and ensuring ease of access onto the A46 & A1. Hosting ease of access to Newark, Lincoln and Grantham.

Not only is this well-maintained home unique in its design, there is ample opportunity for you to MAKE YOUR OWN MARK and inject your own personality, both inside and out!
This attractive home was constructed in the late 1970's and is neutrally decorated throughout.
Showcasing a deceptively spacious internal layout, comprising: Inviting entrance hall, a ground floor W.C, a GENEROUS 17FT LOUNGE, conservatory, dining room and a modern fitted kitchen.

The first floor provides a FOUR-PIECE FAMILY BATHROOM and three bedrooms. The copious DUAL-ASPECT master bedroom is enhanced with extensive fitted wardrobes.

Externally, the house occupies a MAGNIFICENT 0.12 OF AN ACRE PLOT. The front aspect is greeted with a SUBSTANTIAL SWEEPING DRIVEEWAY. Allowing off-street parking for a variety of vehicles. Giving access into a LARGE DETACHED GARAGE with attached carport/ open store. Equipped with power, lighting and an integral multi-purpose workshop space, which could be re-instated to create a double garage. The large front garden ensures a high-degree of privacy all year round and the delightful LOW-MAINTENANCE rear garden is primed and ready for maximum enjoyment!

Additional benefits of this STRIKING SCOPE-FILLED HOME include uPVC double glazing and gas fired central heating.

Promising to be a PERFECT PLACE TO CALL HOME!... It is VITAL you STEP INSIDE and gain a full sense of appreciation for this warm, welcoming and ONE OF A KIND residence!

Marketed with **NO ONWARD CHAIN**





ENTRANCE HALL: 9'8 x 5'10 (2.95m x 1.78m)

GROUND FLOOR W.C: 5'5 x 2'9 (1.65m x 0.84m)

DINING ROOM: 10'10 x 8'9 (3.30m x 2.67m)

MODERN FITTED KITCHEN: 10'10 x 7'4 (3.30m x 2.24m)

GENEROUS LOUNGE: 17'8 x 11'9 (5.38m x 3.58m)

CONSERVATORY: 10'5 x 9'7 (3.18m x 2.92m)
Of part brick and uPVC construction, with a pitched ploy-carbonate roof. Tiled flooring, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors to the left side elevation open into the lovely low-maintenance garden.

FIRST FLOOR LANDING: 9'3 x 2'10 (2.82m x 0.86m)

MASTER BEDROOM: 17'7 x 11'9 (5.36m x 3.58m)

BEDROOM TWO: 11'1 x 7'4 (3.38m x 2.24m)

BEDROOM THREE: 8'9 x 7'10 (2.67m x 2.39m)

FOUR-PIECE FAMILY BATHROOM: 9'3 x 5'5 (2.82m x 1.65m)

LARGE DETACHED GARAGE: 19'7 x 19'7 (5.97m x 5.97m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over single garage door. Equipped with power, lighting and over-head eaves storage space. Wooden single glazed window and a wooden personal door to the left side elevation, giving access to the garden. Access into the integral workshop space.
Max measurements provided. Width narrows with access into the integral workshop. Max measurements provided.

INTERGAL WORKSWHOP: 12'2 x 9'4 (3.71m x 2.84m)
Located inside the double garage. Accessed via an internal wooden door. Equipped with power, lighting and a wooden window to the front elevation. This space could be reinstated back into the double garage or remain separate and utilised for a variety of individual purposes.



EXTERNALLY:

This eye-catching home is setback from the main road but cleverly positioned in the heart of this charming village. The front aspect provides a gated concrete driveway, allowing AMPLE -OFF-STREET PARKING for a range of vehicles, giving access into the detached garaging with external light and attached carport. The highly private front garden is laid to lawn, with a high-level (conifer and fir) tree-lined front boundary, ensuring maximum privacy, all year round. There is crazy-paved hard-standing, leading to a paved step up to the front entrance door, with sloped roof storm porch canopy above and external ceiling light. Additional parking options could be created via the sizeable frontage, if required. A secure wooden gate on the driveway opens into the LOW-MAINTENANCE enclosed rear garden. Predominantly gravelled with a wrap-around concrete pathway and large hard-standing for a garden shed or sufficient and secluded seating area. There is an outside tap, external wall light on the side of the garage, fully fenced side and rear boundaries.

Approximate Size: 1,040 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (69)

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:

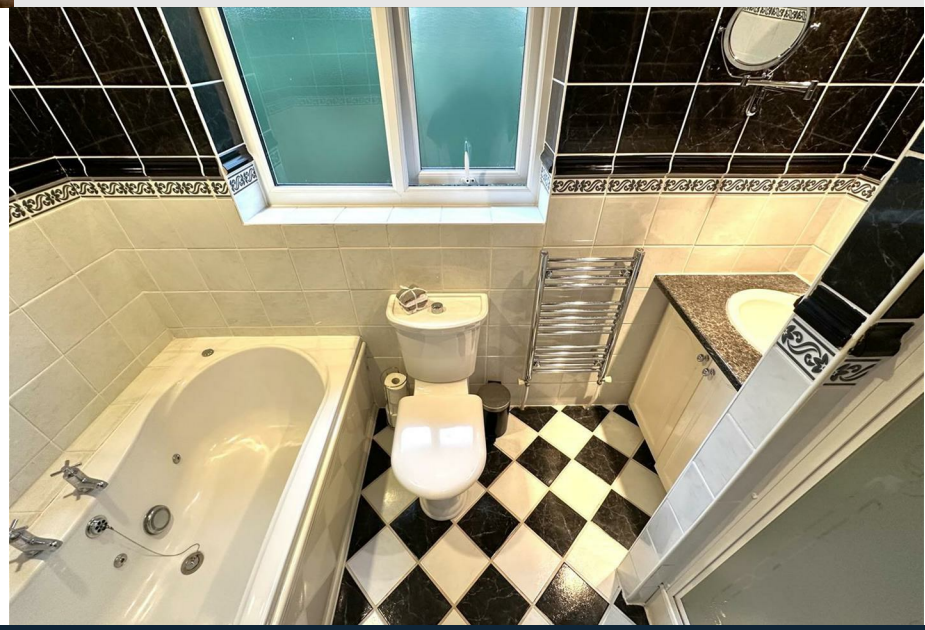
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

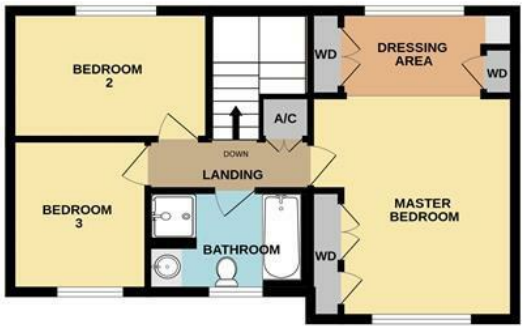




GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
	EU Directive 2002/91/EC	

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