



Stirling Drive, Coddington, Newark

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OLIVER REILLY



# Stirling Drive, Coddington, Newark

Guide Price £220,000

- WELL-MAINTAINED MODERN HOME
- POPULAR LOCATION! CLOSE TO MAIN ROAD LINKS
- GF W.C & FIRST FLOOR BATHROOM
- ATTACHED GARAGE & DRIVEWAY
- uPVC Double Glazing & Gas Central Heating
- THREE EXCELLENT SIZED BEDROOMS
- LARGE LOUNGE/DINER & CONSERVATORY
- LOVELY ENCLOSED REAR GARDEN
- EASE OF ACCESS TO AMENITIES & TOWN CENTRE
- NO CHAIN! Tenure: Freehold. EPC 'tbc'



<b>ENTRANCE HALL:</b>	9'8 x 3'1 (2.95m x 0.94m)
<b>GROUND FLOOR W.C:</b>	5'2 x 2'8 (1.57m x 0.81m)
<b>MODERN FITTED KITCHEN:</b>	9'7 x 6'3 (2.92m x 1.91m)
<b>GENEROUS LOUNGE/DINER:</b>	14'8 x 12'7 (4.47m x 3.84m)
Max measurements provided.	
<b>CONSERVATORY:</b>	9'5 x 8'9 (2.87m x 2.67m)
Of part brick and uPVC construction, with a pitched poly-carbonate roof, ceiling light and fan. Providing complementary ceramic tiled flooring, power points, a wall mounted electric heater, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out to the enclosed rear garden.	
<b>FIRST FLOOR LANDING:</b>	10'11 x 6'2 (3.33m x 1.88m)
<b>DUAL-ASPECT MASTER BEDROOM:</b>	12'10 x 12'7 (3.91m x 3.84m)
Max measurements provided. With extensive fitted wardrobes.	
<b>BEDROOM TWO:</b>	10'10 x 8'4 (3.30m x 2.54m)
Max measurements provided. With fitted wardrobes.	
<b>BEDROOM THREE:</b>	9'5 x 8'3 (2.87m x 2.51m)
With fitted wardrobe.	
<b>CONTEMPORARY BATHROOM:</b>	7'6 x 6'5 (2.29m x 1.96m)
<b>ATTACHED SINGLE GARAGE:</b>	18'7 x 8'2 (5.66m x 2.49m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power and lighting. A uPVC rear personal door gives access to the enclosed rear garden.	

Guide Price: £220,000 - £230,000. CONTEMPORARY LIVING, PERFECTLY DESIGNED!  
Set your sights on Stirling Drive... A sought-after residential location, suitably positioned for ease of access onto the A1, A46 and to Newark Town Centre.

This deceptively generous contemporary home will be a real neutral favourite. Having been very well-maintained, both inside and out! Promising SPACE TO LOVE, ROOM TO BREATHE!!

The well-appointed internal layout boasts MORE THAN MEETS THE EYE and comprises: Entrance hall, a ground floor W.C, modern fitted kitchen, a LARGE LOUNGE/DINER and separate conservatory. The first floor landing hosts a three-piece family bathroom and THREE EXCELLENT SIZED BEDROOMS. All enhanced by fitted wardrobes.

Externally, you'll be greeted with a tarmac driveway, which provides access into an ATTACHED SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals.

The lovely LOW-MAINTENANCE rear garden presents a wonderful external retreat, with room for the whole family!

Further benefits of this LARGE & LOVELY link-detached residence include uPVC double glazing and gas central heating.

It's time to STEP INTO YOUR NEXT CHAPTER at an ADDRESS THAT WILL IMPRESS!

Marketed with **\*\*NO ONWARD CHAIN!!\*\***.





#### **EXTERNALLY:**

This attractive modern home is positioned in a popular residential location, close to amenities, Newark Town Centre and main roads. The front aspect provides a paved pathway, leading to the front entrance door, with external light and storm canopy above. The front garden is laid to lawn, with an outside tap and complementary gravelled borders. The right side aspect has a TARMAC DRIVEWAY. Ensuring off-street parking and access into an ATTACHED SINGLE GARAGE.

The lovely, low-maintenance and fully enclosed rear garden is predominantly laid to lawn, with mature planted trees, a small paved patio and fully fenced boundaries.

#### **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.

#### **Approximate Size: 995 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'B'**

#### **EPC: Energy Performance Rating: 'tbc' On Order**

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 an 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:**

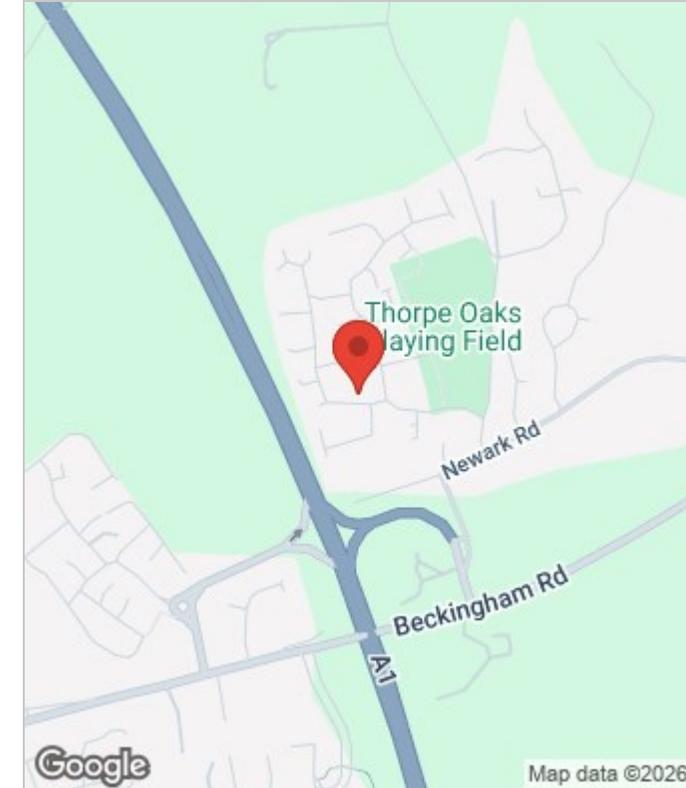
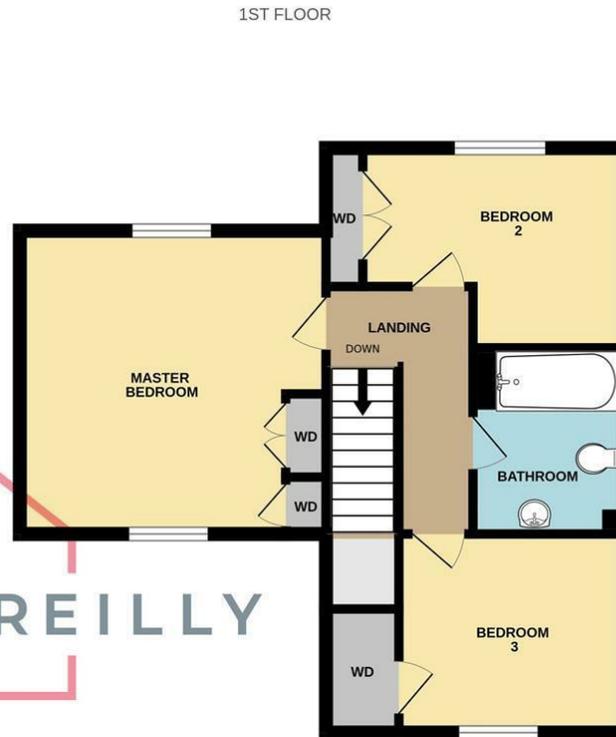
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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







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### Energy Efficiency Rating

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