




Cannon Close, Coddington, Newark

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OLIVER REILLY





# Cannon Close, Coddington, Newark

Asking Price: Offers in the

- LOVELY LINK-DETACHED HOME
- CONVENIENT CUL-DE-SAC POSITION
- SIZEABLE LOUNGE & SPACIOUS DINING KITCHEN
- DETACHED MULTI-PURPOSE HOME OFFICE
- EASE OF ACCESS ONTO A1, A46 & TIO TOWN CENTRE
- THREE BEDROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- DELIGHTFUL & PRIVATE LANDSCAPED GARDEN
- SINGLE GARAGE & DRIVEWAY FOR THREE VEHICLES
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

## HOME SWEET HOME!...

This attractive, welcoming and tastefully modern link-detached home is SITTING PRETTY in a lovely cul-de-sac position. Boasting ease of access onto the A1 and A46 with links to Grantham, Lincoln and Newark Town Centre.

This highly regarded home welcomes a wealth of warmth from the moment you step inside, with a SLEEK & STYLISH internal design comprising: Entrance hall, a large lounge, ground floor W.C and a well-appointed CONTEMPORARY DINING KITCHEN. Hosting a range of integrated appliances, LVT flooring and soft-close units.

The first floor landing leads to a three-piece family bathroom and THREE BEDROOMS. The master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM.

Externally, the compliments continue with a BEAUTIFULLY LANDSCAPED REAR GARDEN!... Promoting minimal maintenance and MAXIMUM enjoyment, all year round. The enhanced tranquility is assisted by a central pond, a variety of secluded seating areas and an unspoiled tree-lined outlook behind. Providing a delightful space for outdoor activities or simply enjoying the fresh air! There is access into a DETACHED MULTI-FUNCTIONAL HOME OFFICE. Equipped with power and lighting.

The front aspect promotes AMPLE OFF-STREET PARKING via a tandem driveway. Suitable for up to three vehicles. Leading down to a SINGLE GARAGE. Also equipped with power and lighting.

Additional benefits of this COSY AND CONVENIENT CONTEMPORARY HOME include uPVC TRIPLE GLAZING and gas central heating, via a modern combination boiler.

SEE IT. LOVE IT. VIEW IT!... Contemporary convenience awaits at Cannon Close !!!



<b>ENTRANCE HALL:</b> Max measurements provided.	6'7 x 4'4 (2.01m x 1.32m)
<b>GENEROUS LOUNGE:</b> Max measurements provided.	1'6 x 10'10 (0.46m x 3.30m)
<b>GROUND FLOOR W.C:</b>	7'2 x 2'6 (2.18m x 0.76m)
<b>CONTEMPORARY DINING KITCHEN:</b> Max measurements provided.	13'8 x 10'7 (4.17m x 3.23m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point. Accessed via a pull-down ladder. Boarded for extensive storage and equipped with lighting.	9'7 x 3'2 (2.92m x 0.97m)
<b>MASTER BEDROOM:</b> Max measurements provided.	10'9 x 8'7 (3.28m x 2.62m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided.	9'7 x 4'1 (2.92m x 1.24m)
<b>BEDROOM TWO:</b>	10'2 x 7'5 (3.10m x 2.26m)
<b>BEDROOM THREE:</b>	9'2 x 6'2 (2.79m x 1.88m)
<b>FAMILY BATHROOM:</b> Max measurements provided.	7'7 x 6'5 (2.31m x 1.96m)
<b>DETACHED MULTI-PURPOSE HOME OFFICE:</b> Of timber clad construction, with a sloped felt roof. Accessed via uPVC double glazed French doors, with two uPVC double glazed windows to the front elevation. Providing carpeted flooring, power, lighting and multi-purpose potential. Currently setup as a functioning home office.	9'4 x 7'5 (2.84m x 2.26m)
<b>SINGLE GARAGE:</b> 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.	17'10 x 9'5 (5.44m x 2.87m)



**EXTERNALLY:**  
 This eye-catching modern home is pleasantly positioned in a well-renowned cul-de-sac, close to amenities and main road links. The front aspect is greeted with paved steps up to the entrance door, with pitched roof storm canopy above and wall light. The low-maintenance front garden is slate shingled, with brick pillared and wrought-iron fenced boundaries.  
 The left side aspect provides dropped kerb vehicular access onto AN EXTENSIVE TANDEM DRIVEWAY. Allowing off-street parking for three vehicles. Leading down to the detached single garage, with . There is also access to the concealed gas/ electricity meters. A right sided wooden gate opens into the BEAUTIFULLY LANDSCAPED and LOW-MAINTENACE rear garden. Partly laid to artificial lawn, with complementary slate paving, an eye-catching central pond and a large gravelled seating area, which leads to the DETACHED HOME OFFICE. There is an outside tap, external wall light, part fenced and walled left side boundaries. Fully fenced right side and rear boundaries. Enhanced by an unspoiled tree-lined outlook behind. Promoting the privacy even further!

**Services:**  
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC TRIPLE GLAZING throughout. This was installed in the last 6 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: 715 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 'B'**

**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 an appointment, please contact us on: 01636 558 540.

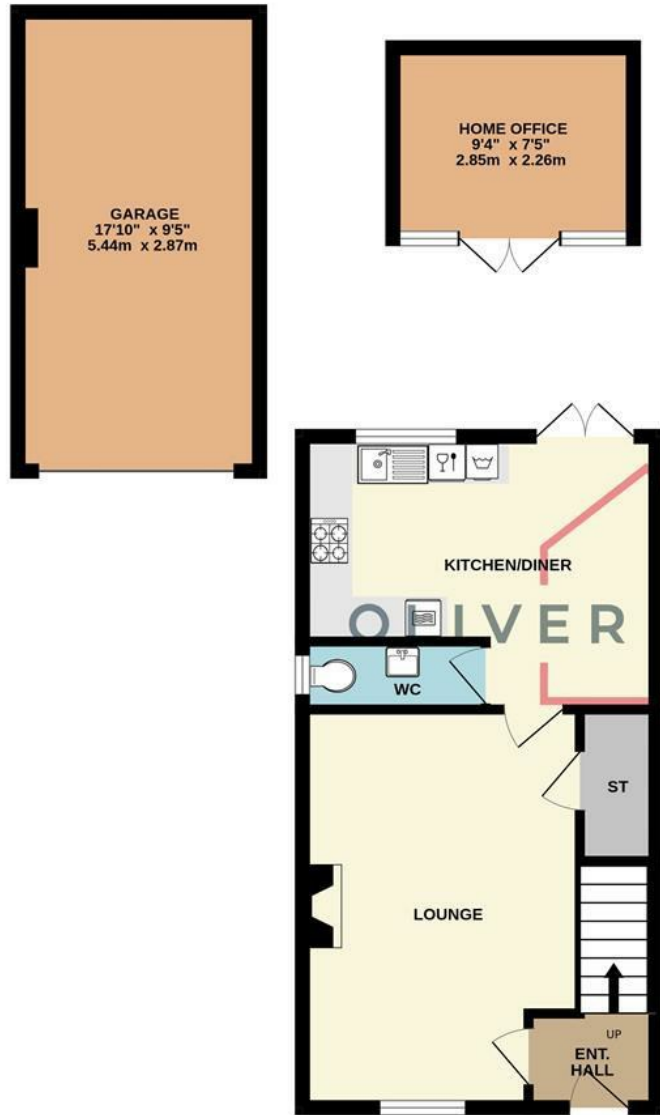
**Money Laundering Regulations:**  
 Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.

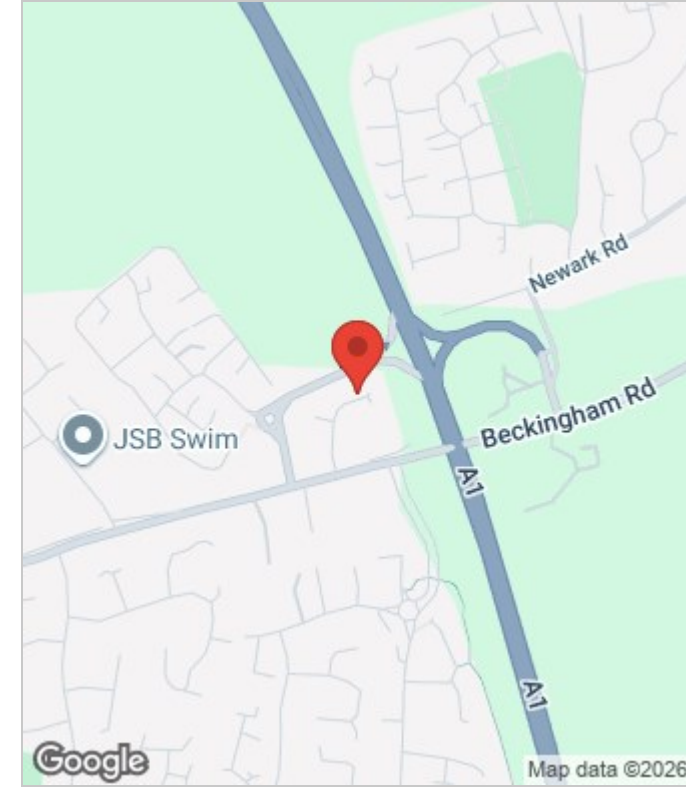
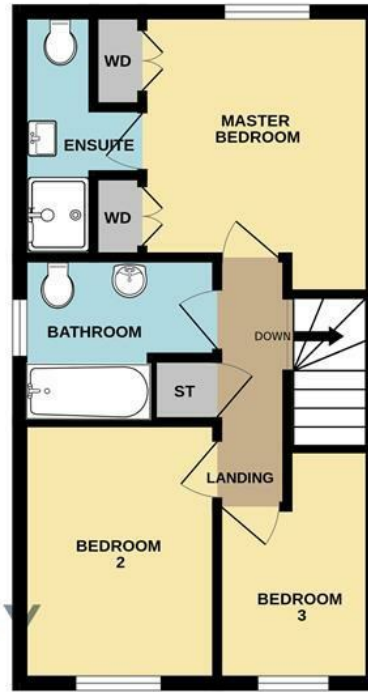




GROUND FLOOR



1ST FLOOR



**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>	<b>70</b>	<b>75</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	