



Grange Court, Great North Road, South Muskham, Newark

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 OLIVER REILLY

Grange Court, Great North Road, South Muskham, Newark

Guide Price £280,000 - £290,000

- LOVELY INDIVIDUAL BARN CONVERSION
- WELL-CONNECTED VILLAGE LOCATION
- STUNNING OPEN-PLAN DINING KITCHEN
- WONDERFUL ARRAY OF ORIGINAL FEATURES
- CHARMING LOW-MAINTENANCE GARDEN
- TWO DOUBLE BEDROOMS
- MAGNIFICENT OPEN PLAN LIVING SPACE
- CLOAKROOM W.C & UTILITY ROOM
- ELECTRIC GATED ENTRANCE & MULTI-VEHICLE DRIVEWAY
- SPACIOUS, VERSATILE & CONVENIENT!
Tenure: Freehold EPC 'E'

Guide Price: £280,000 - £290,000. SYMPATHETIC STYLE MEETS CAPTIVATING CHARACTER!
Grange Court is a truly impressive ONE-OF-A-KIND barn conversion. Thoughtfully restored to cater for the demands of modern-day living, whilst remaining in-keeping to its original long-lasting heritage.

Not only does this unique home ooze CLASS & QUALITY from the outset, it remains perfectly positioned for ease of access to Newark Town Centre and onto the A1/ A46 corridor. Hosting great links to Lincoln, Nottingham and Grantham. This outstanding home epitomises SPACE & VERSATILITY with a delightfully FREE-FLOWING LAYOUT comprising: Open-plan entrance space, leading to a MARVELLOUS LIVING/DINING KITCHEN. Enhanced by a central dining island and a range of integrated appliances. There is a separate utility room, cloakroom W.C, a SUBSTANTIAL OPEN-PLAN LIVING SPACE!.. Which Presents a highly adaptable reception room, with VALUED CEILING and exposed roof trusses, that cleverly works for a variety of purposes, with an EYE-CATCHING FEATURE FIREPLACE with inset log burner and French doors out to the secluded garden.

An inner-hallway leads to a stylish modern bathroom and TWO DOUBLE BEDROOMS, with vaulted ceilings, exposed brickwork and roof trusses.

Externally, the property PROMOTES PRIVACY FROM THE OUTSET. Greeted via a secure ELECTRIC GATED ENTRANCE, onto a multi-vehicle driveway set in an enjoyable courtyard, with a paved seating space. The LOVELY LOW-MAINTENANCE GARDEN promises a relaxing external escape!.. Hosting a variety of secluded seating areas!.. Perfect for entertaining! In addition to an artificial lawn and large storage shed.

Further benefits of this BEAUTIFULLY BESPOKE BARN CONVERSION include uPVC double glazing, oil fired central heating and UNDER-FLOOR HEATING THROUGHOUT!

SEE IT!... TO BELIEVE IT! Promoting contemporary design and effortless living, whilst remaining in a well-connected village location! WHAT'S NOT TO LOVE?..



OPEN-PLAN DINING KITCHEN: Max measurements provided.	19'5 x 15'2 (5.92m x 4.62m)
UTILITY ROOM:	5'5 x 3'10 (1.65m x 1.17m)
CLOAKROOM W.C:	5'3 x 3'1 (1.60m x 0.94m)
WONDERFUL OPEN-PLAN LIVING SPACE: Max measurements provided.	21'8 x 20'8 (6.60m x 6.30m)
INNER HALLWAY: Max measurements provided.	13'2 x 7'9 (4.01m x 2.36m)
MASTER BEDROOM: Max measurements provided.	12'3 x 11'3 (3.73m x 3.43m)
BEDROOM TWO: Max measurements provided.	11'5 x 9'4 (3.48m x 2.84m)
STYLISH MODERN BATHROOM:	7'5 x 6'10 (2.26m x 2.08m)

EXTERNALLY:
This charming, contemporary and highly individual home is perfectly positioned close to Newark Town Centre and well-connected to the A1/ A46 corridors. The front aspect is greeted with dropped kerb vehicular access up to a SECURE ELECTRIC SLIDING GATED ENTRANCE. Opening onto an EXTENSIVE MULTI-VEHICLE TARMAC DRIVEWAY. There is a large Indian sandstone paved seating area with a pathway up to the front entrance door, with three external lights. The pathway continues, with a laurel hedged borders, round to a DELIGHTFUL, SECLUDED & LOW-MAINTENANCE GARDEN. Predominantly laid to artificial lawn, with a large Indian sandstone paved entertainment area, double external power socket, raised plant beds and access to a large garden storage shed. There are high-level walled front, side and rear boundaries.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, with under-floor heating throughout the property 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: 1,030 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: 'E' (40)**

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:

The charming and desirable village of South Muskham lies approximately 3 miles North of the centre of Newark-on-Trent, with a fast train link from Newark Northgate station to London King's Cross Station with a journey time of approximately 75 minutes. There is also ease of access onto the A1 and A46. The village provides an excellent primary school, community centre. The Muskham Ferry Inn which serves food and drink. The Muskham Pantry, butchers and general store is located nearby on North Road, South Muskham. The neighbouring village of North Muskham (1 mile away) provides amenities including a primary school, The Ferry pub/ restaurant and the Ashiana Indian restaurant.

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.

Viewing Arrangements:

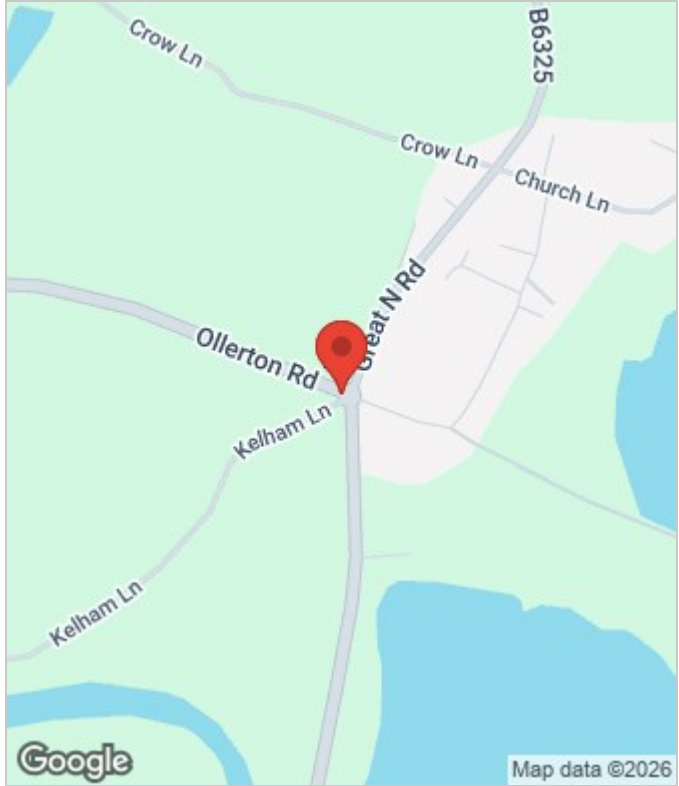
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC