



The Paddocks, Newton-on-Trent, Newark

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- IMPECCABLE DETACHED HOME
- DELIGHTFUL VILLAGE LOCATION
- GF W.C & UTILITY ROOM
- MODERN FIRST FLOOR BATHROOM & EN-SUITE
- INTERGAL GARAGE, WORKSHOP & GATED DRIVEWAY
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STUNNING OPEN-PLAN DINING KITCHEN
- BEAUTIFULLY LANDSCAPED FRONT/ REAR GARDENS
- CLOSE TO SAXILBY, LINCOLN, GAINSBOROUGH & NEWARK. Tenure: Freehold. EPC 'D'

IN A LEAGUE OF IT'S OWN!!!
Prepare to FALL IN LOVE with this MESMERISING MODERN BEAUTY!... Having been tastefully enhanced and thoughtfully re-modelled, to create an OUTSTANDING HOME BURSTING WITH QUALITY!
This beautiful detached family-sized residence owns a high-degree of kerb appeal and STANDS PROUD in a delightful residential cul-de-sac, situated adjacent to a local recreational park, with an idyllic tree-lined outlook.
This CRACKING CONTEMPORARY RESIDENCE enjoys a charming semi-rural location. Boasting ease of access to Lincoln, Newark and Gainsborough. All enjoying a range of excellent on-hand amenities.
Not only does this fabulous home ooze quality. It commands a FLEXIBLE FREE-FLOWING LAYOUT, that spans over a,1,100 square/ft. Comprising: Entrance porch, an inviting reception hall, multi-purpose boot room/ study, a GENEROUS BAY-FRONTED LIVING ROOM. Enhanced with bespoke fitted cupboards, made to measure blinds, a feature fireplace with INSET MULTI-FUEL BURNER and complementary double doors leading through to a MAGNIFICENT OPEN-PLAN DINING KITCHEN. Superbly finished with a central island, Quartz work-surfaces and a range of integrated modern appliances. There is an equally LARGE & LAVISH utility room with a separate cloakroom W.C.
The first floor hosts a MODERN FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. Two of which boast EXTENSIVE FITTED WARDROBES. The copious principle bedroom benefits from a STYLISH EN-SUITE SHOWER ROOM.
Externally, the property occupies a BEAUTIFULLY LANDSCAPED PLOT. Greeted with a double gated driveway. Ensuring AMPLE OFF-STREET PARKING and access into an INTERGAL SINGLE GARAGE. Equipped with power and lighting.
The WONDERFULLY IDYLLIC rear garden retains immense privacy, from every angle. Enjoying a block paved seating area and a DETACHED 5 X 3 METRE WORKSHOP!.. Providing power, lighting and a log burner.
IT DOESN'T GET MUCH BETTER THAN THIS!! Step inside and see for yourself! You won't leave disappointed!



RECEPTION HALL: Max measurements provided.	13'7 x 7'4 (4.14m x 2.24m)
BOOT ROOM/ STUDY:	7'5 x 6'3 (2.26m x 1.91m)
GENEROUS BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	21'8 x 10'9 (6.60m x 3.28m)
SUPERB OPEN-PLAN DINING KITCHEN: Max measurements provided.	21'5 x 13'4 (6.53m x 4.06m)
MODERN UTILITY ROOM: Max measurements provided.	11'5 x 8'5 (3.48m x 2.57m)
GROUND FLOOR W.C:	5'5 x 3'2 (1.65m x 0.97m)
FIRST FLOOR LANDING:	12'6 x 3'5 (3.81m x 1.04m)
MASTER BEDROOM:	16'9 x 10'10 (5.11m x 3.30m)
EN-SUITE SHOWER ROOM:	8'8 x 3'2 (2.64m x 0.97m)
BEDROOM TWO: Max measurements provided.	11'10 x 10'10 (3.61m x 3.30m)
BEDROOM THREE:	10'3 x 7'3 (3.12m x 2.21m)
BEDROOM FOUR:	10'2 x 6'8 (3.10m x 2.03m)
CONTEMPORARY FAMILY BATHROOM:	6'6 x 6'4 (1.98m x 1.93m)
INTEGRAL SINGLE GARAGE: Accessed via a manual up/ over garage door. Equipped with power and lighting. Boasting great scope to be utilised into additional living accommodation. Subject to relevant approvals.	15'2 x 8'8 (4.62m x 2.64m)
DETACHED WORKSHOP: Of concrete sectional construction, with a sloped metal roof. Accessed via a secure metal personal door, with wooden window to the front elevation. Equipped with power, lighting and a log burner. Boasting great multi-purpose potential. Approx measurements provided.	18'0" x 9'10" (5.5 x 3.0)



EXTERNALLY:

This attractive executive home is pleasantly positioned in a quiet residential cul-de-sac, in a popular semi-rural village. Close to main road links to both Lincoln and Newark. The property occupies a marvellous plot. Greeted with dropped kerb vehicular access onto an EXTENSIVE DOUBLE GATED & GRAVELLED DRIVEWAY. Giving access into an INTEGRAL SINGLE GARAGE. The lovely front garden is partially laid to lawn, with well-tended plants, bushes and shrubs, along with a laurel hedged front boundary, slate borders and fenced side boundaries. A block paved pathway leads to the entrance porch and front door, with external wall light. This continues to the left side elevation, via a secure wooden personal gate, down to the BEAUTIFULLY LANDSCAPED REAR GARDEN. Promoting a private and peaceful external escape. Thoughtfully designed and predominantly laid to a shaped lawn, with attractive and well-maintained planted borders. There is a lovely block paved seating area, directly accessed via the uPVC double glazed French doors in the open-plan dining kitchen. A paved pathway leads to the bottom of the garden and gives access into the DETACHED WORKSHOP, to the oil tank and log store, with useful paved hardstanding. The privacy promotes a tree-lined rear outlook, a high-level walled left side boundary, fenced right side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil central heating (serviced in April 2026), an alarm system 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: 1,152 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

West Lindsey District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (55)

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.

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:

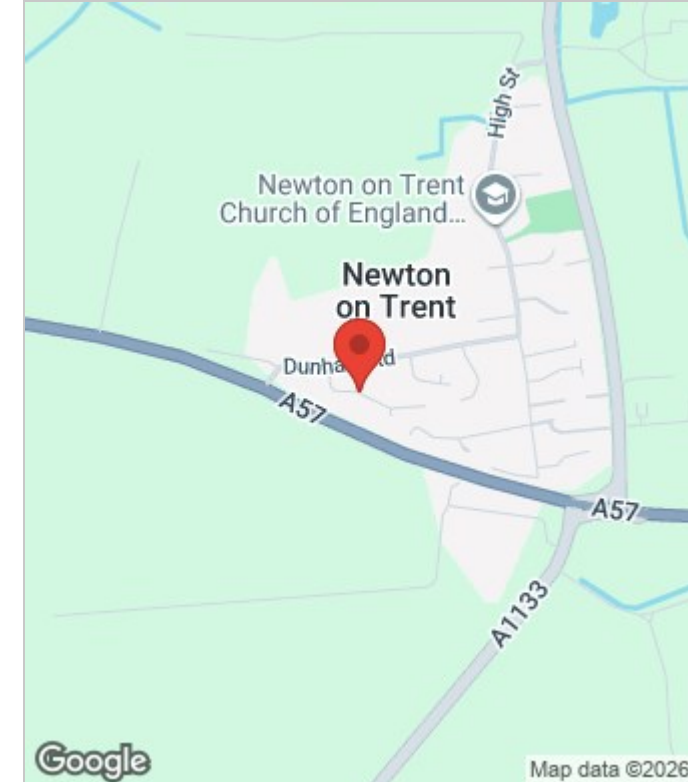
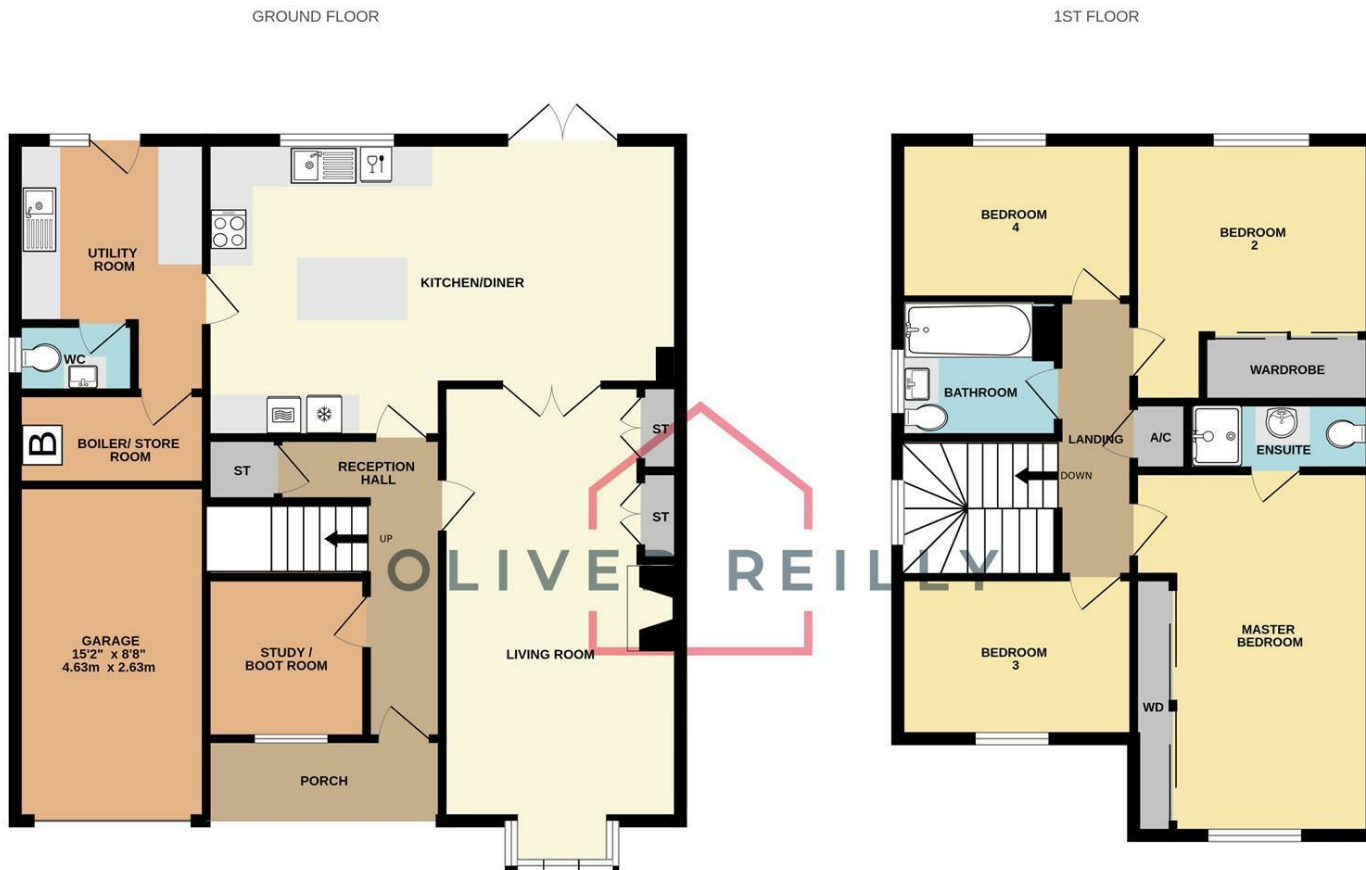
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

