

The Grange, North Muskham, Newark

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OLIVER REILLY



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Guide Price £240,000 - £250,000

- DETACHED FAMILY HOME
- LOVELY CUL-DE-SAC SETTING
- DELIGHTFULLY PRIVATE SOUTH-FACING GARDEN
- GREAT SCOPE TO MAKE YOUR OWN!
- EASE OF ACCESS ONTO THE A1 & A46
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- MULTI-VEHICLE DRIVEWAY & DETACHED SINGLE GARAGE
- MODERN uPVC DOUBLE GLAZING THROUGHOUT
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £240,000-£250,000. SPACE TO MAKE YOUR OWN!

Enjoying an enviable position at the head of a desirable and well-connected cul-de-sac, this charming detached residence presents an exciting opportunity to create your forever home. Beautifully maintained and bursting with potential, this much-loved property offers the ULTIMATE BLANK CANVAS, ready for its next chapter!

Situated in a hugely popular village, with immediate access onto the A1. Hosting fantastic links to Newark, Grantham and onto the A46 to Lincoln & Sleaford.

The well-appointed and versatile accommodation comprises: entrance hall, a generous 18FT LIVING ROOM with double doors opening into a delightful conservatory, a fitted breakfast kitchen and a separate dining room. Offering an excellent sense of space, the layout provides plenty of scope for modernisation and personalisation.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, all benefiting from fitted wardrobes, alongside a modern shower room and separate W.C.

Externally, the property occupies a magnificent plot, with a substantial multi-vehicle driveway leading to a detached garage, complete with power and lighting. A particular highlight is the delightful SOUTH-FACING REAR GARDEN. Bursting with established planting, maturity and colour, whilst enjoying a high degree of privacy, this wonderful outdoor space offers the perfect setting for relaxation and creating your VERY OWN PRIVATE OASIS!

Further benefits include modern uPVC double glazing, oil-fired central heating and the added convenience of NO ONWARD CHAIN!

A HOME TO MAKE YOUR OWN! Offering space, privacy, desirability and an ABUNDANCE OF POTENTIAL!.. This is a wonderful opportunity to transform a cherished home into something truly special

COLLECT THE KEYS! UNLOCK THE POTENTIAL! START MAKING MEMORIES!!!







ENTRANCE HALL: 7'2 x 5'1 (2.18m x 1.55m)
Max measurements provided.

DINING ROOM: 10'3 x 9'5 (3.12m x 2.87m)

BREAKFAST KITCHEN: 13'5 x 8'3 (4.09m x 2.51m)

GENEROUS LIVING ROOM: 18'2 x 10'10 (5.54m x 3.30m)

LOVELY CONSERVATORY: 9'9 x 9'9 (2.97m x 2.97m)
Of part brick and uPVC construction with a pitched poly-carbonate roof. Accessed via wooden double doors in the living room. With complementary tiled flooring, a wall-mounted electric heater and power sockets. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors lead out to the SOUTH-FACING- rear garden.

FIRST FLOOR LANDING: 9'8 x 3'3 (2.95m x 0.99m)

MASTER BEDROOM: 11'6 x 10'5 (3.51m x 3.18m)
With fitted wardrobe.

BEDROOM TWO: 11'6 x 11'3 (3.51m x 3.43m)
With fitted wardrobe. Max measurements provided into bay-window.

BEDROOM THREE: 9'3 x 8'4 (2.82m x 2.54m)
With fitted wardrobe.

SHOWER ROOM: 6'5 x 5'7 (1.96m x 1.70m)

SEPARATE FIRST FLOOR W.C: 5'3 x 2'10 (1.60m x 0.86m)

DETACHED SINGLE GARAGE:
Of brick built construction with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power and lighting.



EXTERNALLY:

This lovely detached residence is situated at the head of a desirable cul-de-sac, within easy reach of the A1 and a fantastic range of local amenities.

A dropped kerb provides vehicular access onto a multi-vehicle driveway leading to a detached garage. Paved steps lead down to the composite side entrance door, complemented by an external wall light. The attractive front garden is predominantly laid to lawn and hosts a delightful variety of established bushes and shrubs.

A paved pathway continues down to a wooden pedestrian gate located adjacent to the detached garage, with external up-and-down lighting and a concealed electricity meter. This leads through to the wonderful SOUTH-FACING rear garden, which enjoys a high degree of privacy. A generous paved seating area is directly accessible via the uPVC double-glazed French doors in the conservatory, accompanied by an outside tap and external security light.

The garden is predominantly laid to lawn and has been thoughtfully landscaped with an abundance of mature plants, bushes and shrubs, complemented by various pathways and partially gravelled borders. There is provision for a garden shed and greenhouse, together with access to the oil tank. There are fully fenced side and rear boundaries, creating a wonderfully private and tranquil outdoor setting.

Approximate Size: 990 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and modern uPVC double glazing throughout. This excludes the double doors in the living room.

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.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

Tenure: Freehold.

Sold with vacant possession on completion.

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, 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:

North Muskham is a highly desirable village located approximately 5 miles from the popular market town of Newark-On-Trent, which boasts a wide array of amenities, including the fast track rail service from Newark North Gate Station to London Kings Cross station in approximately 70 minutes. The village has ease of access onto the A1 and A46 leading to Lincoln, Grantham and Nottingham. The village provides an excellent primary school, village hall, church and Riverside public house with restaurant.

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:

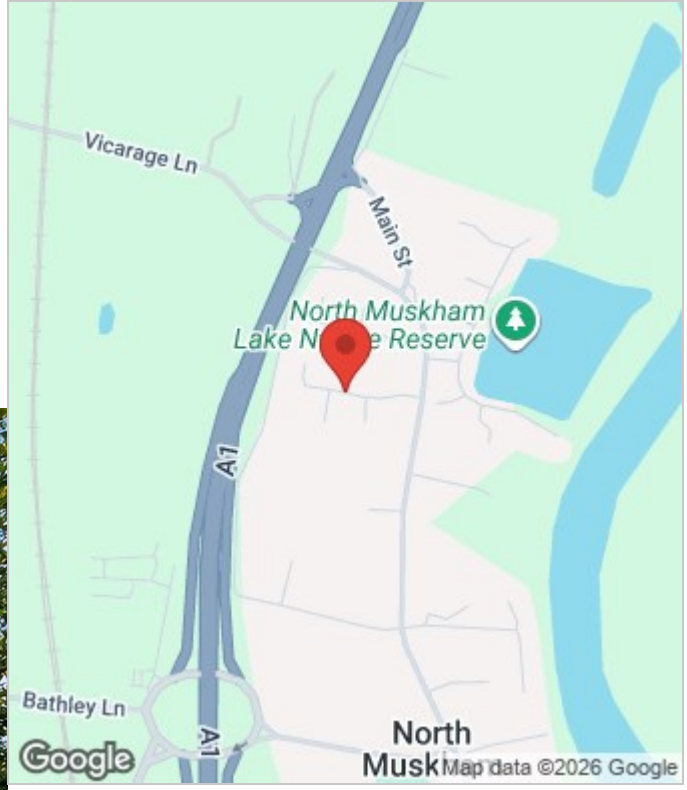
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY