



Home Farm Close, Kelham



Guide Price £450,000 to £465,000

- Substantial Executive Detached Home
- Four Double Bedrooms
- Ensuite, Bathroom & WC
- Three Generous Reception Rooms
- Two Enclosed Garden Spaces
- Dining Kitchen & Utility Room
- Double Garage & Driveway
- Council Tax Band: F
- Tenure: Freehold
- EPC Rating: C



Perfect for a family, this substantial detached executive home benefits from a cul-de-sac location within the popular village of Kelham which offers fantastic access to both the market town of Newark-on-Trent and Southwell. The property's spacious and versatile accommodation comprises to the ground floor: inviting entrance hallway, cloakroom/WC, lounge with feature bay window and fireplace, separate sitting/dining room with French doors, study, utility room and dining kitchen with integrated dishwasher and provision for range cooker. The first floor benefits from a large four piece bathroom suite and four DOUBLE bedrooms with master bedroom being dual aspect and having a quality ensuite shower room. This home has the unusual added benefit of two enclosed garden spaces with one area having a generous lawned area with mature shrubs to borders and the other being low maintenance with a generous paved seating area. Further benefits of this property include a double garage, store room, gas central heating and double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

5.49m x 2.39m (18'0 x 7'10) maximum measurements

WC

1.63m x 0.99m (5'4 x 3'3)





Lounge

5.21m x 3.94m (17'1 x 12'11) maximum measurements

Sitting/Dining Room

4.57m x 2.54m (15'0 x 8'4) maximum measurements

Study

2.44m x 2.21m (8'0 x 7'3)

Dining Kitchen

4.32m x 3.12m (14'2 x 10'3)

Utility Room

2.21m x 1.75m (7'3 x 5'9)

First Floor Landing

Master Bedroom

5.59m x 5.23m (18'4 x 17'2)

Ensuite

2.46m x 1.47m (8'1 x 4'10)

Bedroom Two

5.23m x 3.94m (17'2 x 12'11) maximum measurements

Bedroom Three

4.34m x 3.15m (14'3 x 10'4)

Bedroom Four

5.92m x 2.26m (19'5 x 7'5) maximum measurements

Bathroom

3.58m x 2.51m (11'9 x 8'3)

Double Garage

5.56m x 5.00m (18'3 x 16'5)

Store

2.69m x 1.45m (8'10 x 4'9)

Services

Mains gas, electricity, water and drainage are connected.





Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk