



## Manor House Drive, North Muskham



### Guide Price £400,000 to £425,000

- Detached Family Home
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Bespoke Handmade Kitchen
- Ensuite, Shower Room & G/F WC
- Westerly Facing Rear Garden
- Converted Detached Double Garage/Potential Annexe
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: B



Enjoying a pleasant tucked away position within a quiet cul-de-sac, this detached home in the popular village of North Muskham, offers spacious and versatile accommodation, suiting a variety of needs and purposes. Located a stone's throw away from a delightful lake, the property further benefits from being positioned with field/paddock views to the side and partially to the rear. The property's accommodation comprises to the ground floor: entrance hallway, WC, bay fronted lounge with feature multi fuel burning stove, conservatory with French doors opening to the rear garden, further access off the entrance hall leading to a dining area which again has French doors opening to the rear garden, double doors back through to the lounge and an opening to a wonderful bespoke handmade kitchen that benefits from a breakfast bar and provision for an electric range cooker, with access through to a family room/bedroom five. The first floor has a shower room and four bedrooms, two of which having built in wardrobes and the master bedroom also having a quality ensuite shower room. Externally, this home is approached over a shared driveway access with private off street parking then available for multiple vehicles. There is also an extremely useful detached outbuilding that was previously a double garage but can now be utilised for a variety of purposes. The building has underfloor heating, alarm system and a pull down ladder that leads to a small mezzanine area. The rear garden is Westerly facing and has been superbly landscaped with a generous paved outdoor seating area, a further lawned area, raised beds to borders and a covered section, currently housing a hot tub. Other features include 12 OWNED SOLAR PANELS, air source heat pump and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

Entrance Hallway 4.72m x 2.11m (15'6" x 6'11")  
maximum measurements

Ground Floor WC 1.63m x 1.14m (5'4" x 3'9")

Lounge 6.55m x 4.32m (21'6" x 14'2")  
maximum measurements

Conservatory 3.2m x 2.62m (10'6" x 8'7")

Dining Area 3.07m x 2.67m (10'1" x 8'9")  
maximum measurements

Kitchen 4.34m x 3.33m (14'3" x 10'11")

Sitting Room 5m x 2.74m (16'5" x 9'0")  
maximum measurements

First Floor Landing

Master Bedroom 4.01m x 3.05m (13'2" x 10'0")  
maximum measurements



**Ensuite Shower Room** 2.26m x 1.7m (7'5 x 5'7)

**Bedroom Two** 4.01m x 2.59m (13'2 x 8'6)  
maximum measurements

**Bedroom Three** 3.81m x 2.54m (12'6 x 8'4)  
maximum measurements

**Bedroom Four** 4.39m x 2.41m (14'5 x 7'11)

**Bathroom** 2.51m x 1.83m (8'3 x 6'0)  
maximum measurements

**Office/Double Garage** 5.66m x 5.38m (18'7 x 17'8)

### Services

Air source heat pump. Mains electricity, water and drainage are connected.

### Solar Panels

The property has 12 owned solar panels fitted in 2022. (pending paperwork confirming tariff).





## North Muskham

Lying just 4 miles north of the centre of Newark, with easy access points to the A1, North Muskham is a highly regarded and popular village, close to a scenic stretch of the River Trent with long walks and footpaths. Amenities include the Muskham Primary School, the Muskham Rural Community Centre, Village Hall, 12th century St Wilfrid's church and The Muskham Ferry Inn which serves food and real ale. Newark, Nottingham and Lincoln are within commuting distance. There are train services from Newark to London King's Cross, Leeds and Edinburgh.

## 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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## 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.

## 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 £350 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.



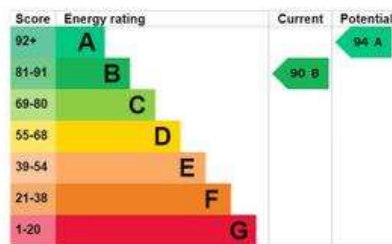
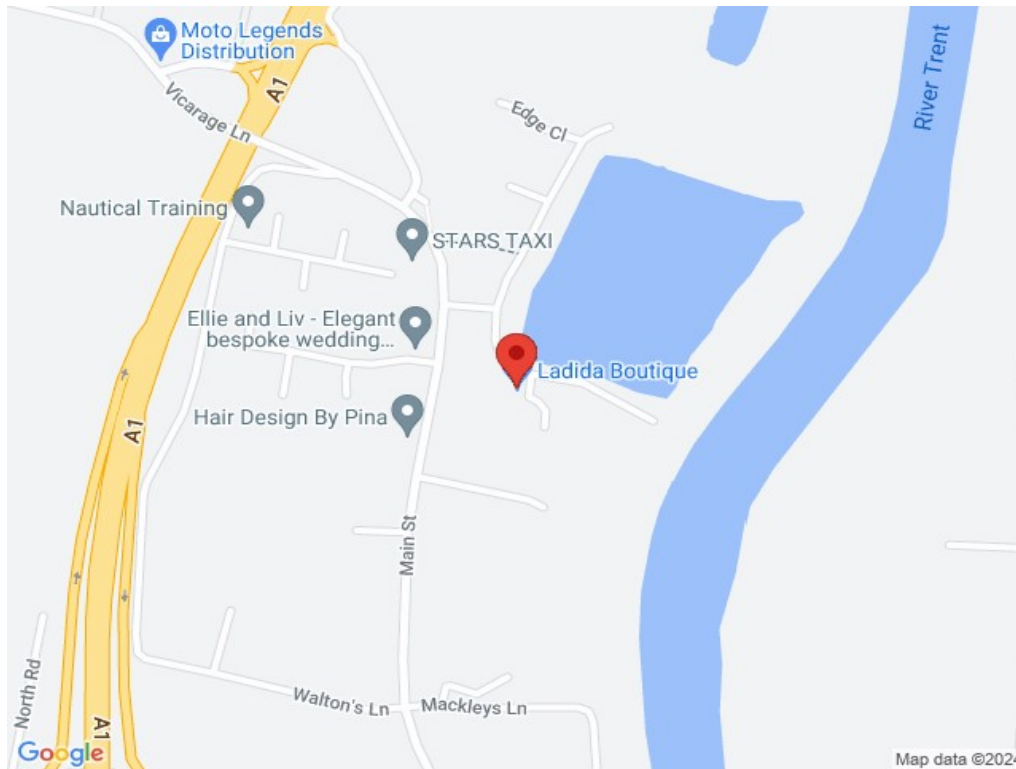
GROUND FLOOR



1ST FLOOR







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