



Home Farm Close, Kelham

 4  2  2



Guide Price £475,000 to £500,000



## Key Features

- Modernised Detached Family Home
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Dining Kitchen & Utility Room
- Spacious L-Shaped Lounge
- Double Garage & Block Paved Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Perfect for a family, this detached executive home benefits from a cul-de-sac location within the popular village of Kelham which offers fantastic access to both the market towns of Newark-on-Trent and Southwell, and has been tastefully modernised by the current owners to a high standard and boasts a magnificent landscaped SOUTH FACING rear garden that overlooks the grounds of the historic Kelham Hall. Viewing will be essential to appreciate the position and quality of this fabulous family home.

The property's accommodation comprises to the ground floor: inviting L-shaped entrance hallway, quality W/C, utility room with quartz work surfaces, gorgeous lounge with feature media wall, and a marvellous open plan dining kitchen with French doors to the rear garden, partly vaulted ceiling and the kitchen benefits from quartz work surfaces and has a range of appliances to include a range cooker, integrated dishwasher, wine cooler and fridge/freezer. The first floor enjoys a generous landing space, wonderful four-piece family bathroom suite with dual sink, and FOUR DOUBLE BEDROOMS, with the main bedroom enjoying fitted wardrobes and a luxurious ensuite shower room.

Outside, the property enjoys a cul-de-sac position and benefits from a block paved driveway to the front providing off street parking for multiple vehicles. There is also access to the integral double garage. The landscaped rear garden is a delightful feature of this home and has a substantial paved entertaining area with steps down to an extended paved area, where the hot tub and outdoor shower can be found. There are some raised beds, lawned area and fenced boundaries. Other

features include double glazing and gas central heating.

## ACCOMMODATION - Rooms & Measurements

**Entrance Hallway** 16'8" x 9'2" (5.1m x 2.8m)  
maximum measurements

**Ground Floor W/C** 5'11" x 5'6" (1.8m x 1.7m)  
maximum measurements

**Lounge** 17'7" x 16'6" (5.4m x 5m)  
maximum measurements

**Kitchen** 11'9" x 9'6" (3.6m x 2.9m)  
maximum measurements

**Dining Area** 13'10" x 9'6" (4.2m x 2.9m)

**Utility Room** 8'9" x 5'4" (2.7m x 1.6m)

## First Floor Landing

**Bedroom One** 17'9" x 15'10" (5.4m x 4.8m)  
maximum measurements

**Ensuite Shower Room** 7'1" x 6'9" (2.2m x 2.1m)

**Bedroom Two** 14'5" x 9'0" (4.4m x 2.7m)  
maximum measurements

**Bedroom Three** 16'6" x 10'0" (5m x 3m)







**Bedroom Four** 16'6" x 7'5" (5m x 2.3m)  
maximum measurements

**Family Bathroom** 18'2" x 8'9" (5.5m x 2.7m)  
maximum measurements

**Integral Double Garage** 17'10" x 15'5" (5.4m x 4.7m)

### Agent's Note - Windows

The windows in the property are Wooden Double Glazing.

### Agent's Note - Tree

The current owners have advised there is a tree in the rear garden of the property under a Tree Preservation Order.

### Services

Mains gas, electricity, water and drainage are connected.

### Kelham

Situated on the River Trent, just 3 miles northwest of the market town of Newark-on-Trent and 5 miles from minster town of Southwell. The village benefits from having its own Public House 'The Fox Inn' and being the location for the impressive Victorian Kelham Hall with its gardens, tennis courts and country park, all open to the public. Averham primary school is less than a mile away. Kelham has excellent road and rail links, being close to the A46, A1 and Newark's two train stations, Northgate Station with its frequent rail services to London's Kings Cross and Newark Castle Station which sits on the Nottingham to Lincoln line. The village also on a bus route from Newark to Southwell and Waitrose supermarket is approximately 2 miles away.

### 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

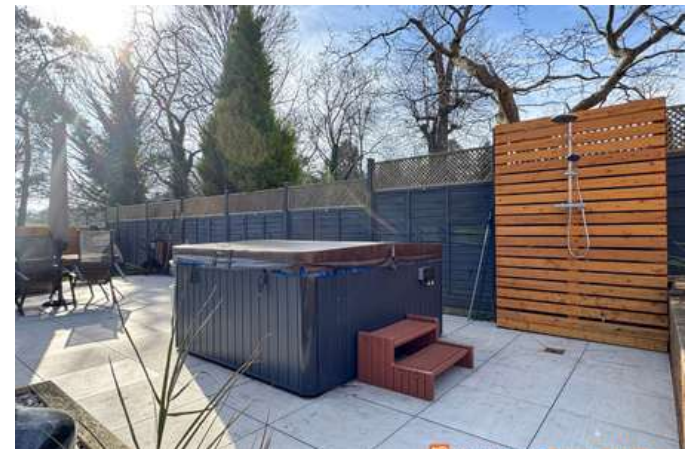
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## 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 choose to arrange a survey through them. For more information, please call the office.



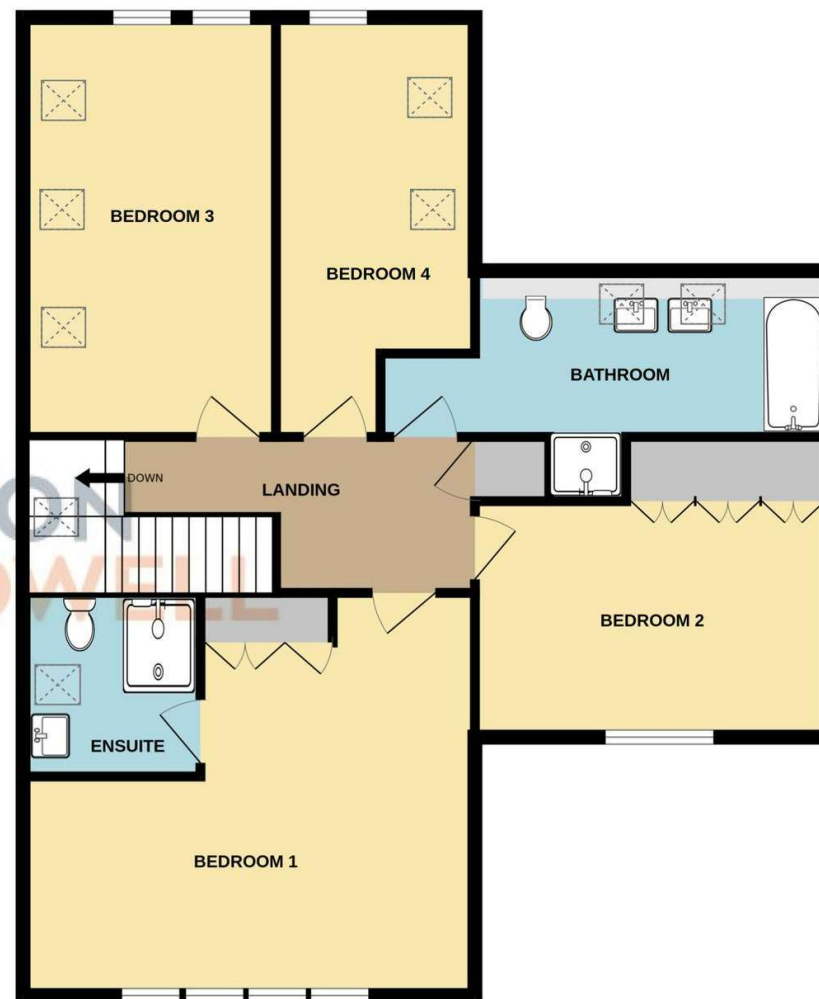




GROUND FLOOR

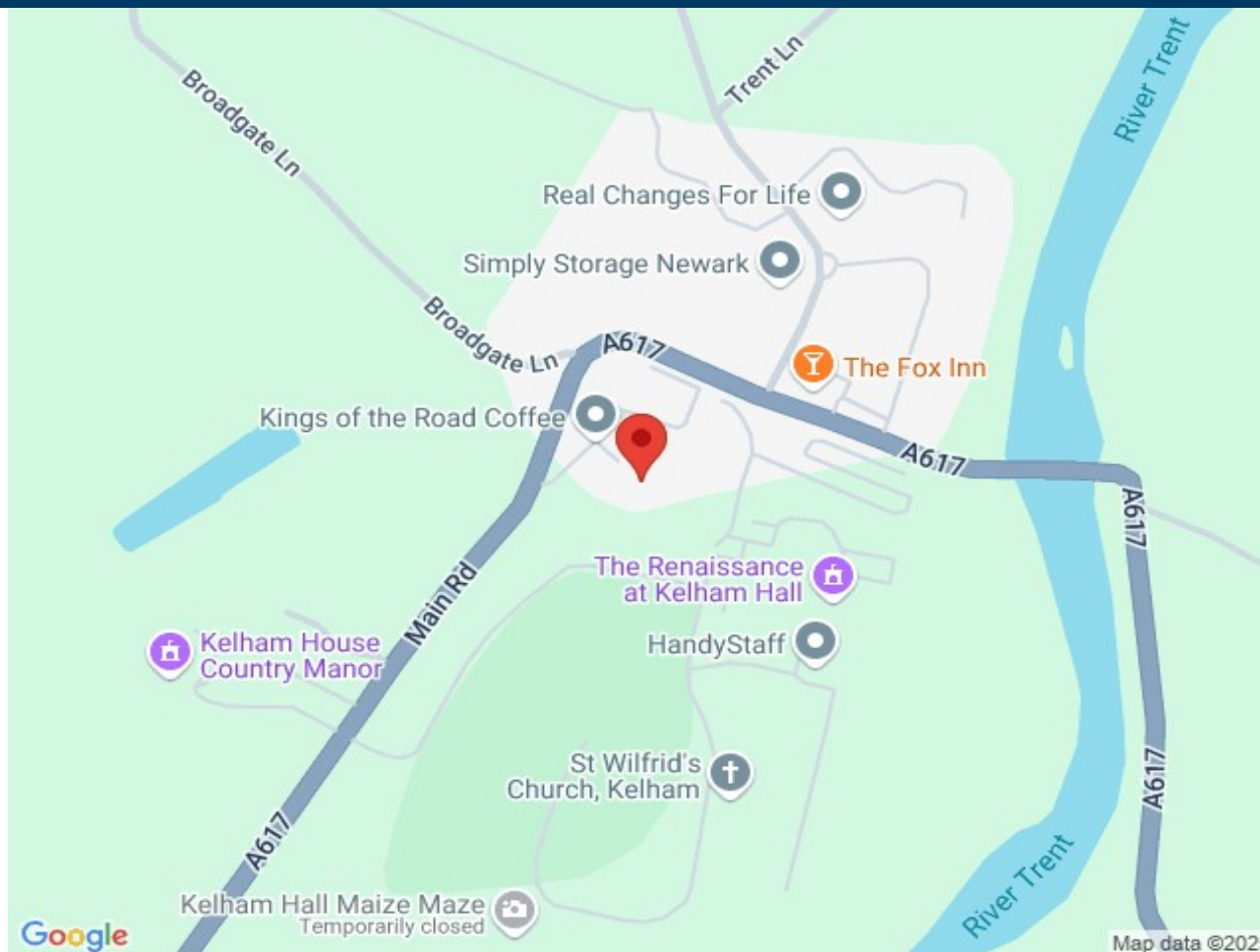


1ST FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		