



Main Street, Coddington



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Guide Price £425,000 to £450,000



## Key Features

- Superb Individual Detached Home
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Stunning Refitted Living/Breakfast Kitchen
- Lounge, Dining Room & Utility Room
- West Facing Rear Garden
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





Privately set behind electric gates, 'The Old Stableyard' is a magnificent individually built detached home, located in the heart of the sought after village of Coddington which boasts superb access to the A1, A17 and Newark town centre. This home falls within fantastic school catchments and boasts quality fixtures and fittings throughout.

Having been recently renovated from the original build, the property's accommodation comprises to the ground floor: inviting entrance hallway, WC, cosy lounge with open fire, formal dining room with French doors to the rear garden, utility room and a marvellous dual aspect living breakfast kitchen which has a range of appliances to include a five ring gas hob, double electric oven, integrated dishwasher and wine cooler. The first floor benefits from incredibly well-proportioned accommodation with a family bathroom suite and four double bedrooms, three of which having fitted wardrobes and the main bedroom also having an ensuite shower room.

Outside, this home is approached with an impressive walled and electric gated entrance which opens through to a generous gravelled driveway that provides off street parking for multiple vehicles, with a variety of mature plants/shrubs to borders. The driveway extends down the side of the property with a block paved area providing further parking facilities and gives access to the detached brick garage. The rear garden is WEST FACING and enjoys a paved entertaining area with steps up to a lawned area with some plants to borders. Other features include gas central heating and hardwood double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

### Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.







## ACCOMMODATION - Rooms & Measurements

Entrance Hall 16'11" x 6'1" (5.2m x 1.9m)

Ground Floor WC 5'8" x 3'1" (1.7m x 0.9m)

Lounge 12'11" x 11'0" (3.9m x 3.4m)

Dining Room 11'0" x 10'11" (3.4m x 3.3m)

Living/Breakfast Kitchen 24'4" x 11'1" (7.4m x 3.4m)

Utility Room 6'8" x 6'0" (2m x 1.8m)

### First Floor Landing

Bedroom One 11'4" x 11'1" (3.5m x 3.4m)

Ensuite Shower Room 8'2" x 5'2" (2.5m x 1.6m)  
maximum measurements

Bedroom Two 11'2" x 11'0" (3.4m x 3.4m)

Bedroom Three 11'0" x 10'3" (3.4m x 3.1m)

Bedroom Four 11'0" x 7'1" (3.4m x 2.2m)

Bathroom 7'3" x 5'11" (2.2m x 1.8m)

Garage 18'6" x 8'6" (5.6m x 2.6m)





### Agent's Note - Windows

The property has hardwood double glazing windows.

### Services

Mains gas, electricity, water and drainage are connected.

### 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.

### 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

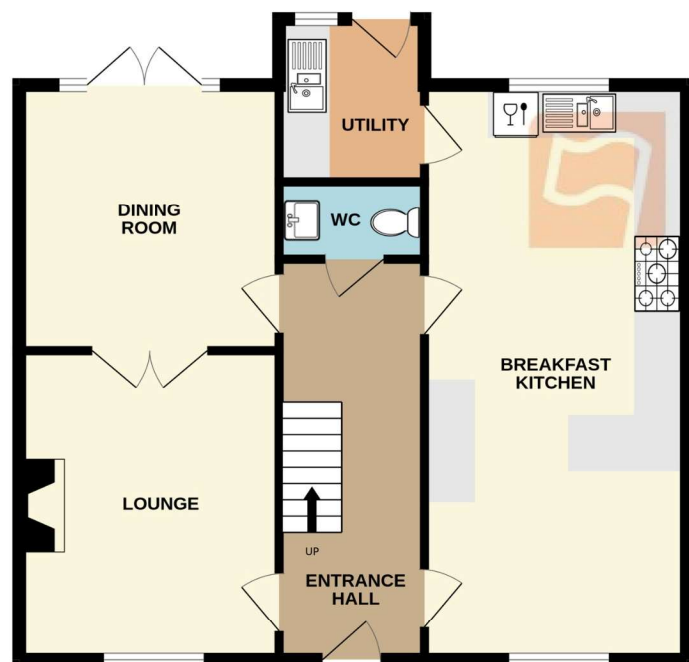
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.



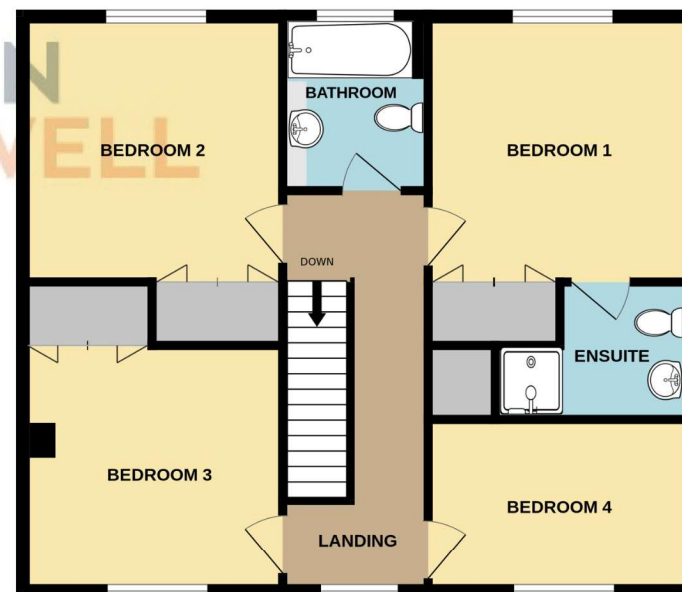




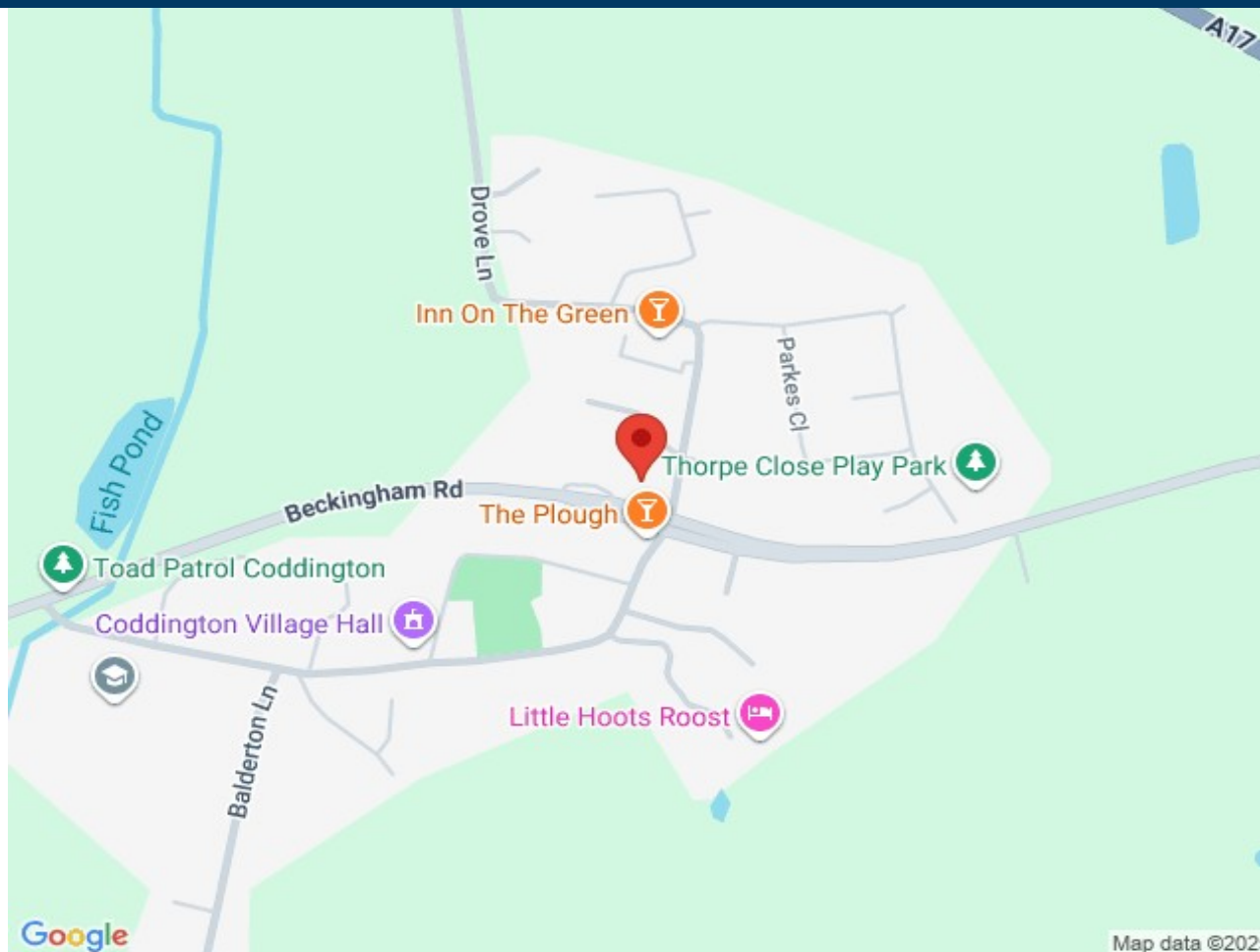
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		