



Lancaster Road, Coddington



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Guide Price £240,000 to £250,000



Key Features

- Link Detached Home
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Lounge & Dining Room
- Breakfast Kitchen
- Enclosed West Facing Garden
- No Chain
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





Enjoying a convenient location in the ever popular village of Coddington with a range of local amenities close to hand, including great school catchment, and offering easy access on to the A1 as well as Newark town centre, this well-proportioned link-detached home represents a fantastic blank canvas and benefits from a WEST FACING rear garden, DETACHED GARAGE and off-street parking.

The property's accommodation comprises to the ground floor: entrance hallway, WC, bay fronted lounge, dining room with French doors to the rear garden, and a breakfast kitchen with a four-ring gas hob and electric oven. The first floor has a family bathroom suite, and four good-sized bedrooms, with the main bedroom having fitted wardrobes and an ensuite shower room.

Externally, this home benefits from a tandem driveway which provides off street parking for multiple vehicles and leads up to the detached single garage. The rear garden is WEST FACING and is established with a range of mature shrubs/trees to borders giving this home a true sense of privacy. Other features include gas central heating and UPVC 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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'11" x 5'9" (1.8m x 1.8m)

Ground Floor WC 5'8" x 2'10" (1.7m x 0.9m)

Lounge 14'1" x 10'1" (4.3m x 3.1m)
maximum measurements into bay window

Dining Room 10'1" x 9'4" (3.1m x 2.8m)

Breakfast Kitchen 16'0" x 9'0" (4.9m x 2.7m)
maximum measurements

First Floor Landing

Bedroom One 10'4" x 9'3" (3.1m x 2.8m)

Ensuite Shower Room 9'1" x 4'9" (2.8m x 1.4m)

Bedroom Two 11'3" x 10'2" (3.4m x 3.1m)

Bedroom Three 10'4" x 9'11" (3.1m x 3m)
maximum measurements

Bedroom Four 9'1" x 7'3" (2.8m x 2.2m)

Bathroom 6'8" x 6'0" (2m x 1.8m)



Services

Mains gas, electricity, water and drainage are connected.

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.

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.

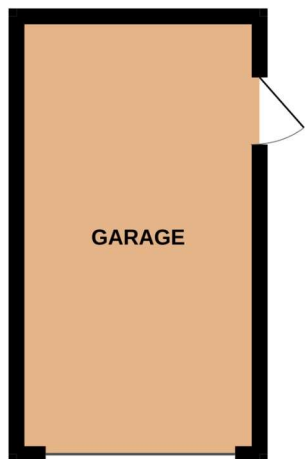
Referrals

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.

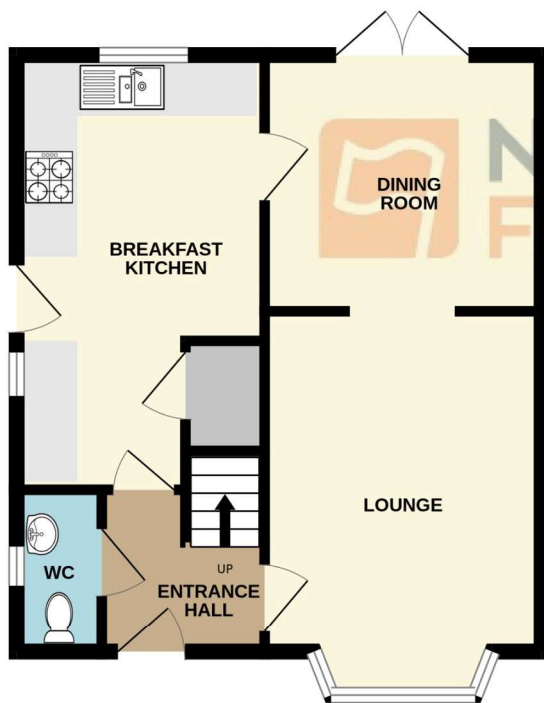
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GARAGE

GROUND FLOOR



DINING ROOM

BREAKFAST KITCHEN

LOUNGE

WC

ENTRANCE HALL

UP

1ST FLOOR



BEDROOM 4

BEDROOM 3

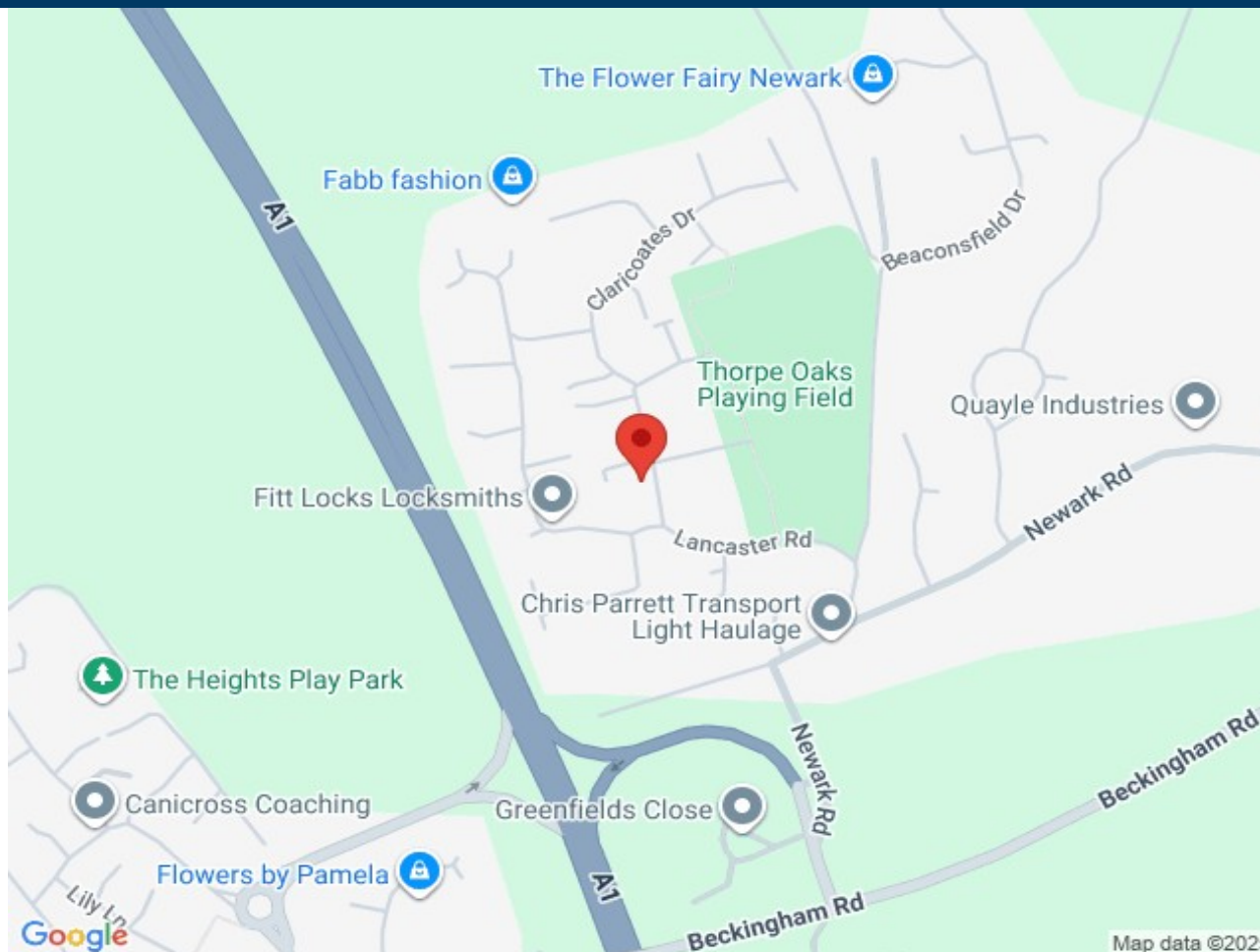
BEDROOM 2

LANDING DOWN

BATHROOM

BEDROOM 1

ENSUITE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		