

Main Street, Kelham NG23 5QP



A delightful three bedroom period semi-detached family home built circa 1900 in the Art & Crafts style and situated in a Conservation Area on the principal road in the heart of Kelham village. The property has been extensively refurbished by the present owners and has accommodation briefly comprising two reception rooms, dining kitchen, utility, three bedrooms and a shower room. There is ample off road parking and a lovely garden to the rear. Double glazing and gas fired central heating are installed. Early viewing is essential to appreciate this charming property.

Offers Over £250,000







Situation and Amenities

The village of Kelham on the A617 is conveniently located for Southwell (approximately 5.6 miles), an historic Minster town with many local amenities including shops, the highly regarded Minster School and others, restaurants, inns, leisure facilities and the all weather Racecourse. Further and more comprehensive amenities can be found in Newark which has a direct line rail connection from Northgate Station to London Kings Cross which takes from around 80 minutes. The A1 trunk road is readily accessible providing excellent commuter access to the north and south of the country.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a high level opaque window to the side elevation and provides access to lounge and the sitting room. From the hallway the staircase rises to the first floor. The hallway also has bespoke fitted storage cupboards, a ceiling light point and a radiator. The central heating boiler is located here.

Lounge 14' 2" x 10' 10" (4.31m x 3.30m) (excluding bay window)

This charming reception room has a large square bay window to the front elevation. The focal point of the lounge is the feature fireplace with multi-fuel burning stove inset and sat on a marble effect hearth. The lounge has both wall and ceiling light points,

and a radiator.

Sitting Room 14' 2" x 10' 10" (4.31m x 3.30m)

The sitting room has a window to the side elevation and a useful storage cupboard which is sited beneath the staircase. The sitting room has a fireplace with gas fire sat on a tile effect hearth and to one side of the chimney breast are bespoke fitted storage cupboards. The room has a ceiling light point and a radiator. A door leads into the dining kitchen.

Dining Kitchen 14' 2" x 9' 1" (4.31m x 2.77m)

Having a window to the side elevation, a door leading out into the garden and a further door to the utility room. The kitchen is fitted with an excellent range of bespoke base and wall units, complemented with roll top work surfaces and panelled splash backs. There is a one and a half bowl stainless steel sink, space for a free standing electric cooker with extractor hood above, and space and plumbing for a dishwasher. The room is of sufficient size to comfortably accommodate a dining table, and has a ceiling light point and a radiator.

Utility Room 6' 6" x 6' 6" (1.98m x 1.98m)

This versatile room has an opaque window to the rear elevation, space and plumbing for both a washing machine and a tumble dryer, and further space for a vertical fridge/freezer. The utility room has a ceiling light point and a radiator. A door provides access to the shower room.

Shower Room 7' 1" x 6' 5" (2.16m x 1.95m)

This well appointed shower room is fitted with a double width walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The shower room is complemented with part ceramic tiling to the walls, and also has a ceiling light point, an extractor fan and a heated towel rail.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms. The landing has two ceiling light points. Access to the loft space is obtained from here.

Bedroom One 14' 2" x 10' 10" (4.31m x 3.30m)

An excellent sized double bedroom with dual aspect windows to the front and side elevations. This bedroom has a useful fitted storage cupboard sited above the staircase, a ceiling light point and a radiator.

Bedroom Two 11' 0" x 6' 11" (3.35m x 2.11m)

This bedroom is currently utilised as a dressing room and has a high level window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 10' 11" x 6' 10" (3.32m x 2.08m)

Having a window to the side elevation, a useful storage cupboard sited above the staircase, a ceiling light point and a radiator. This bedroom is currently utilised as a home office.

Outside

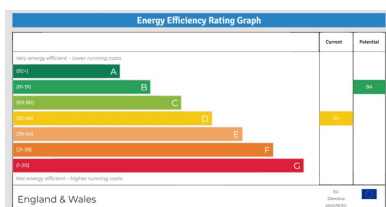
The property stands on a delightful plot and to the front is a substantial gravelled driveway which provides off road parking for numerous vehicles. The driveway is interspersed with borders containing a variety of shrubs, plants and flowers. There is gated access through to the side and rear gardens.

Rear Garden

The garden is tiered in design, laid primarily to lawn and enjoys a high degree of privacy. The garden contains a number of mature shrubs, plants and trees. The substantial timber garden shed is included within the sale. Located at the foot of the garden is a useful brick outbuilding.

Council Tax

The property is in Band B.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

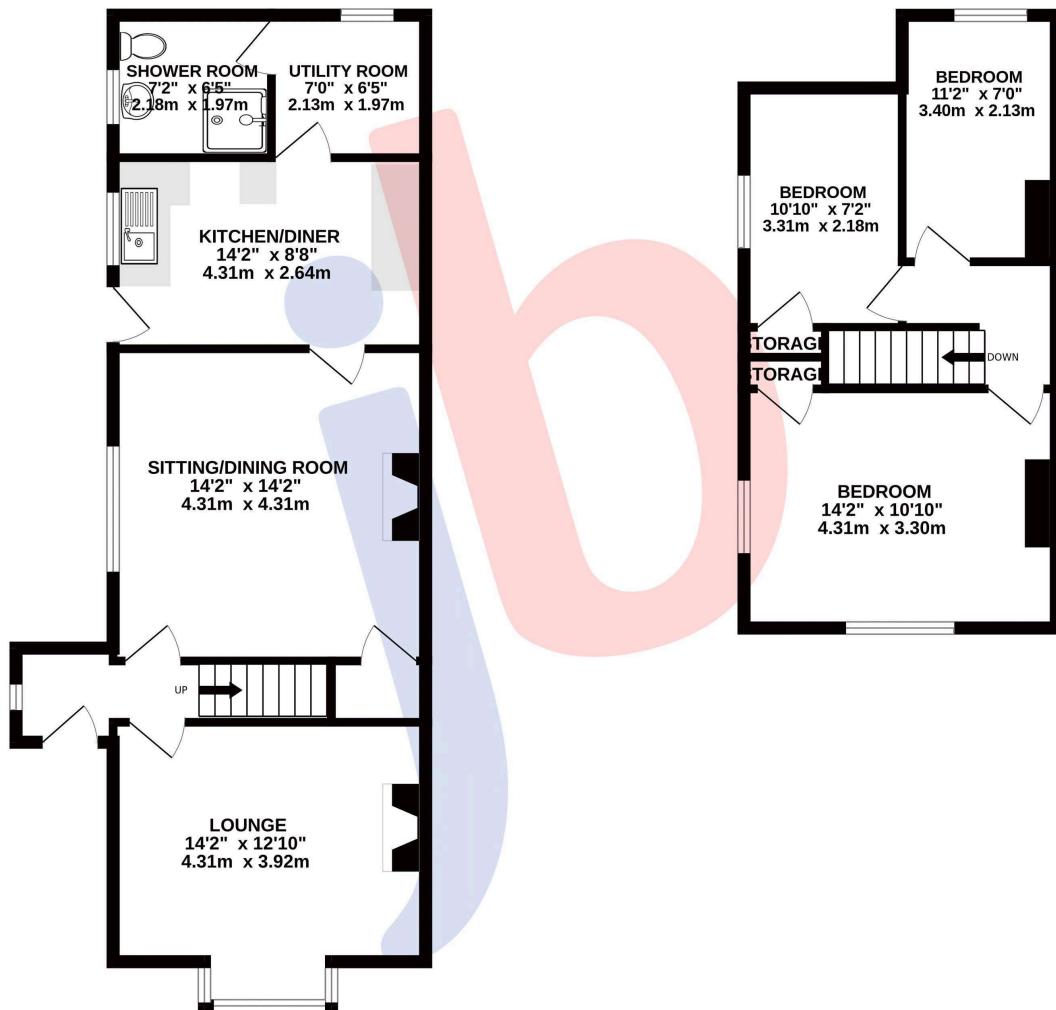
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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Agents Note. We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007063 03 September 2024

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

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 as to their operability or efficiency can be given.
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