

Woodlands, Winthorpe NG24 2NL

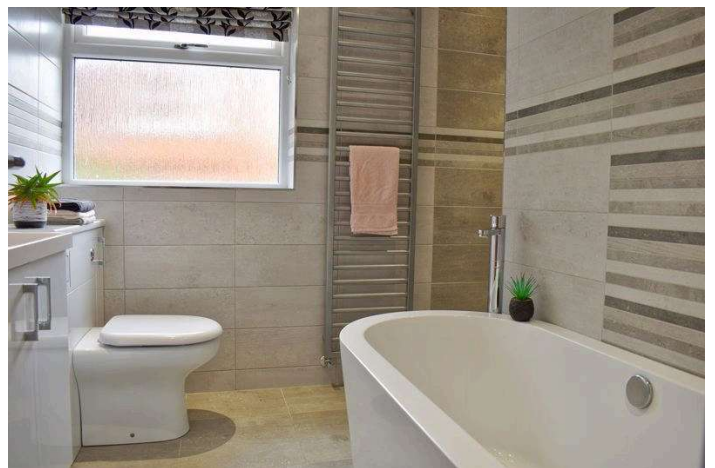


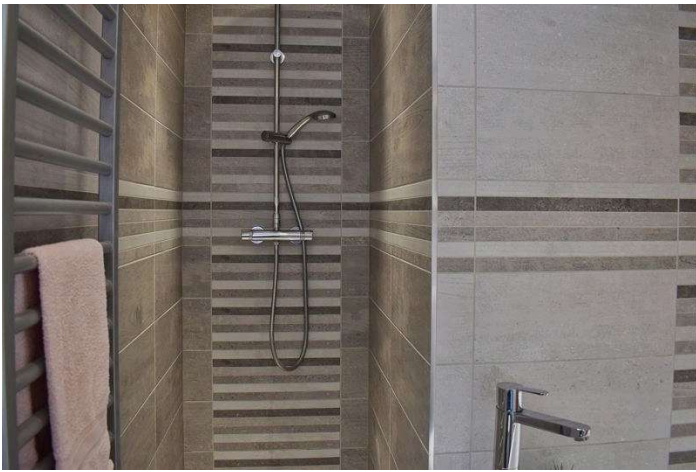
An outstanding three bedroom detached family home which has been extended and extensively upgraded by the present owners. Situated in the Conservation Area in this sought after village location, this magnificent home also has a large lounge/diner, conservatory, breakfast kitchen/family room, cloakroom and family bathroom. The property stands in delightful private grounds. Early viewing is essential.

Guide Price £395,000









Situation and Amenities

The very popular village of Winthorpe lies around 4 miles from the market town of Newark on Trent with its fast rail link to London Kings Cross (approximately 80 minutes). Newark has an excellent range of shops and facilities whilst also having excellent commuting north and south via the A1. There are good rail and road links to Lincoln and Nottingham. Winthorpe village itself boasts amenities including a very well respected primary school, a community centre and a public house.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has the staircase with glass balustrade rising to the first floor and doors providing access to the cloakroom, the lounge and the breakfast kitchen. The hallway sets the tone for the quality of this superb home, has solid wood flooring, solid wood doors to all rooms, two ceiling light points and two radiators.

Ground Floor Cloakroom 5' 7" x 4' 10" (1.70m x 1.47m)

This oversized and well appointed cloakroom has a high level window to the front elevation and is fitted with a contemporary suite comprising a floating vanity unit with wash hand basin inset and storage beneath, and WC. There is a wall mounted cupboard, a heated towel rail, ceramic floor and wall tiling and recessed ceiling spotlights.

Lounge/Diner 24' 10" x 10' 11" (7.56m x 3.32m)

This large and very impressive reception room has a window to the front elevation and sliding patio doors leading through to the conservatory. The focal point of the lounge/diner is the feature open fireplace. The room also has the same solid wood flooring that flows through from, the hallway, wall light points, cornice to the ceiling and two radiators.

Conservatory 11' 4" x 9' 4" (3.45m x 2.84m) (at widest points)

The conservatory is of dwarf brick wall construction with a upvc frame and enjoys views across the garden. French doors lead out to the patio. The conservatory has a ceramic tiled floor and a ceiling light/fan.

Breakfast Kitchen/Family Room 20' 9" x 15' 9" (6.32m x 4.80m) (at widest points)

This fabulous room is the heart of the home and has a glazed door and windows to the rear elevation, together with bi-fold doors that open out onto the patio and enjoy spectacular views across the garden. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. The kitchen area itself is fitted with an excellent range of high quality contemporary base and wall units, including display cabinets, complemented with square edge work surfaces and glass splash backs. The central island incorporates further storage and a large breakfast bar. There is a one and a half bowl Blanco sink and integrated appliances include an induction hob with extractor hood above, oven, microwave, warming drawer, dishwasher, full height fridge, under-counter freezer and washing machine. The room is further enhanced with LVT flooring, kickboard lighting, recessed ceiling spotlights and two radiators.

First Floor Landing

The dogleg staircase with glass balustrade rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into the three bedrooms and the bathroom. The landing has a ceiling light point and provides access to the loft space.

Bedroom One 12' 2" x 10' 11" (3.71m x 3.32m)

An excellent sized double bedroom with a picture window to the rear elevation, recessed ceiling spotlights and a radiator. The bedroom has a contemporary range of fitted bedroom furniture including wardrobes, bedside cabinets, chests of drawers and dressing table.

Bedroom Two 11' 0" x 8' 10" (3.35m x 2.69m)

A further double bedroom having a picture window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 10' 11" x 6' 8" (3.32m x 2.03m)

A good sized third bedroom with a picture window to the front elevation, a ceiling light point and a radiator.

Bathroom 9' 1" x 7' 10" (2.77m x 2.39m) (at widest points)

The well appointed 'L' shaped bathroom has an opaque window to the side elevation and is fitted with a contemporary white suite comprising a roll top bath with tap mixer stand, vanity unit with wash hand basin inset and storage beneath, and WC. In addition there is a walk-in shower with mains rainwater head shower fitted. The bathroom is complemented with ceramic floor tiling with underfloor heating, wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

This family home stands on a delightful and private plot and to the front is a sweeping driveway which provides off road parking for several vehicles and in turn leads to the garage/store. The driveway continues down the side of the property where there is gated access into the rear garden. The front garden is laid to lawn edged with well stocked borders containing a variety of mature shrubs, plants and trees.

Rear Garden

The rear garden is a further particular feature of this family home and enjoys a high degree of privacy. The garden is laid primarily to lawn and is tiered in design. There are two large and distinctive patio areas which provide a choice of outdoor seating and entertaining spaces. The rear garden also contains a variety of mature shrubs, plants and trees. The two timber garden sheds are included within the sale. Located at the foot of the garden is a bespoke and unique timber framed summerhouse which is equipped with down heaters and electric points, and is also included within the sale.

Garage 10' 10" x 9' 3" (3.30m x 2.82m)

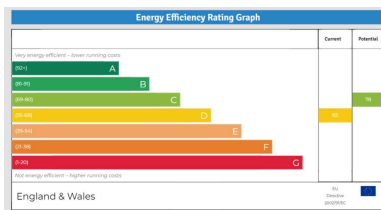
The garage has an up and over door to the front elevation and a personnel door to the side. The garage now provides an excellent storage room as it was partially converted to create the large dining kitchen. The garage is equipped with power and lighting. The central heating boiler is located here.

Services

All mains services are believed to be connected. The property is double glazed and has gas central heating. None of the services or appliances have been tested by the agent.

Council Tax

The property is in Band D.



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.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

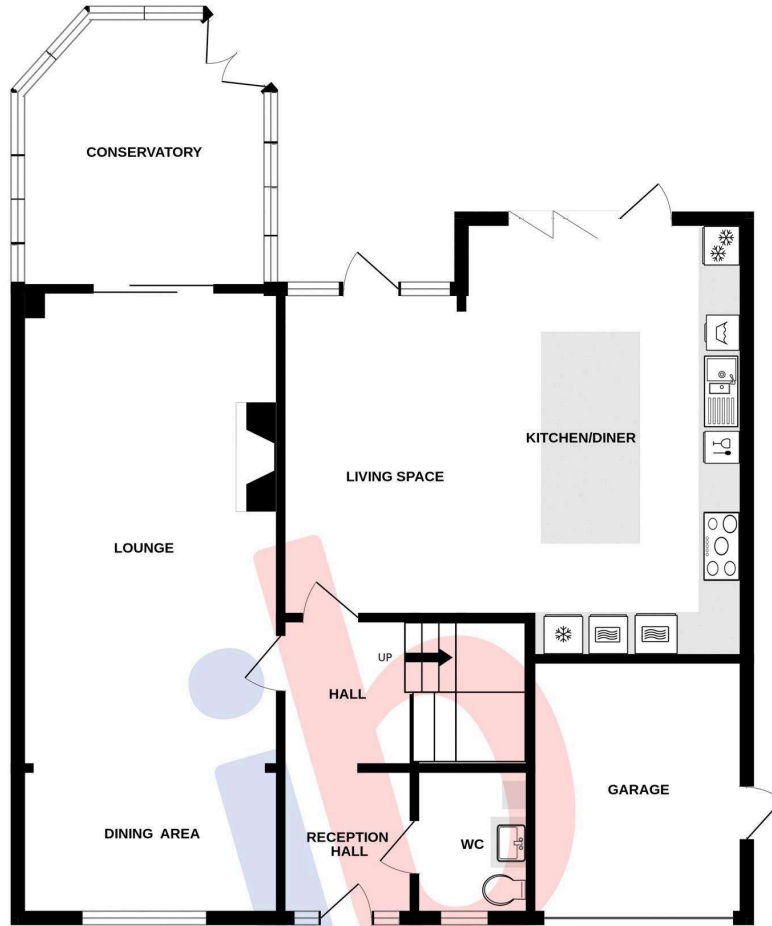
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **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. 00005180 27 November

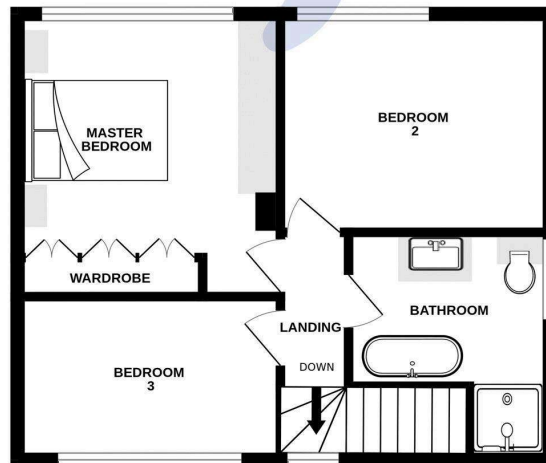
2024



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 as to their operability or efficiency can be given.
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