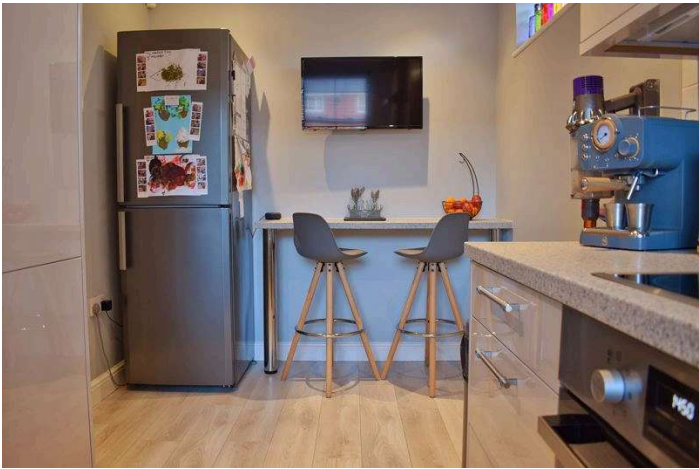


Brownlows Hill, Coddington NG24 2QA



GUIDE PRICE £210,000 to £220,000. A superbly presented three bedroom semi detached family home situated in the heart of Coddington. In addition to the three bedrooms, the property has a cloakroom, contemporary kitchen, lounge/diner and first floor bathroom. The property is double glazed and has gas central heating, with underfloor heating throughout the ground floor. The south facing rear garden is fully enclosed and enjoys a high degree of privacy. Also to the rear are two allocated parking spaces.

Guide Price £210,000 to £220,000







Situation and Amenities

The sought after village of Coddington is located approximately two miles from Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose and Marks & Spencer Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The welcoming entrance hallway has the staircase rising to the first floor and doors providing access into the cloakroom, the kitchen and the lounge/diner. The hallway has light wood laminate flooring and recessed ceiling spotlights.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and pedestal wash hand basin. The room has the same flooring flowing through from the hallway, recessed ceiling spotlights and an extractor fan.

Kitchen 14' 6" x 7' 2" (4.42m x 2.18m)

This very well appointed kitchen has a window to the front elevation and a high level window to the side. Fitted with an excellent range of contemporary base and wall units complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with induction hob and extractor hood above. There is space and plumbing for both a washing machine and a tumble dryer, and further space for a vertical fridge/freezer. In addition there is a small useful breakfast bar. The kitchen has the same flooring that flows through from the hallway, and once again is enhanced with recessed ceiling spotlights. The central heating boiler is located within the kitchen.

Lounge/Diner 14' 2" x 12' 2" (4.31m x 3.71m) (at widest points)

This excellent sized room has a window to the rear elevation and French doors providing access out to the garden. Also accessed from the lounge/diner is a large and useful storage cupboard which is sited beneath the staircase. The room is of sufficient size to accommodate both lounge and dining room furniture, and has a ceiling light point.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a ceiling light point and a useful storage cupboard.

Bedroom One 12' 11" x 8' 1" (3.93m x 2.46m) (excluding wardrobes)

An excellent sized double bedroom with a window to the rear elevation. The bedroom has a comprehensive suite of fitted wardrobes with sliding doors, a ceiling light point and a radiator.

Bedroom Two 10' 2" x 8' 1" (3.10m x 2.46m)

A further double bedroom having a window to the front elevation. This bedroom also has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Three 9' 1" x 5' 8" (2.77m x 1.73m)

Bedroom three has a window to the rear elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

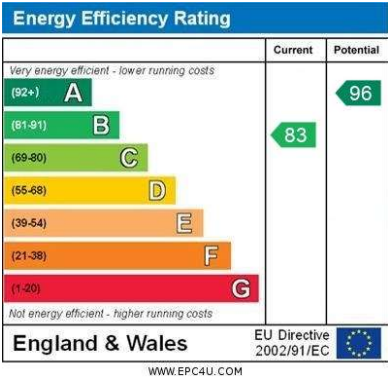
The bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is enhanced with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

To the front of the property are two distinctive lawned areas and raised flowerbeds. A footpath leads to the front door under the canopied porch. The south facing rear garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to lawn and has a patio area which is ideal for outdoor seating and entertaining. The timber garden shed is included within the sale. At the foot of the garden is gated access to the two allocated parking spaces.

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.

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.

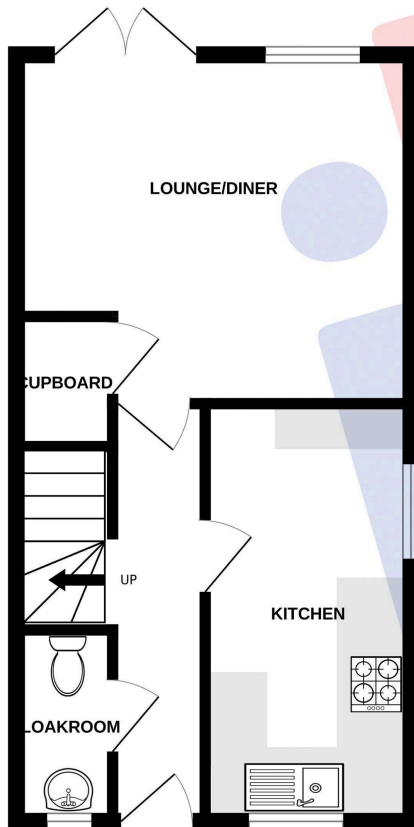
Services/Referral Fees

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

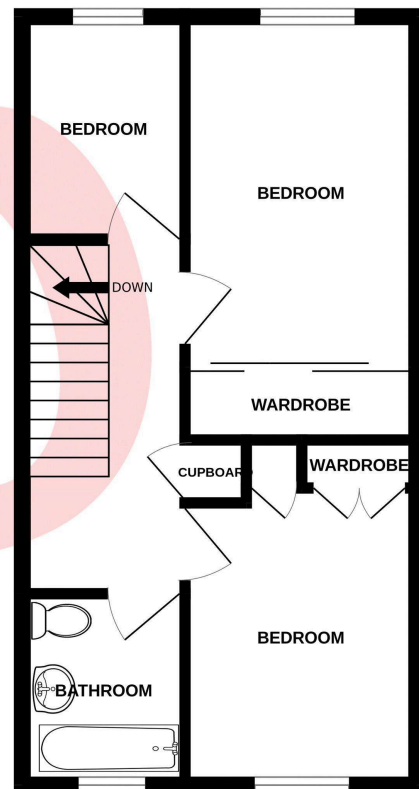
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007189 01 May 2025



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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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