

Charnwood, South Muskham NG23 6EE



A two bedroom detached bungalow that has undergone considerable refurbishment in recent times. In addition to the two bedrooms, there are two reception rooms, a superbly appointed kitchen and shower room. The property stands on a delightful plot in this tranquil village location and has off road parking and a single garage. Double glazing and oil fired central heating are installed. Available for purchase with NO CHAIN.

£280,000







Situation and Amenities

The village of South Muskham is located approximately 1 mile from the market town of Newark on Trent. The close by village of North Muskham has an outstanding primary school, a pretty church, a riverside public house and a nature reserve. More comprehensive amenities can be found in the market town of Newark on Trent. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. Shopping facilities in Newark include M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has doors providing access to the lounge, dining room, kitchen, master bedroom and shower room. The hallway itself has cornice to the ceiling, both wall and ceiling light points and a radiator.

Lounge 12' 10" x 11' 11" (3.91m x 3.63m)

This excellent sized and well proportioned reception room has a bow shaped window to the front elevation. The focal point of the lounge is the fireplace with electric fire inset and sat on a marble effect hearth. The lounge also has cornice to the ceiling, a ceiling light point and a radiator.

Dining Room 8' 11" x 8' 3" (2.72m x 2.51m)

Once again a nicely proportioned reception room with a bow shaped window to the front elevation. The dining room has cornice to the ceiling, a ceiling light point and a radiator. From here access is obtained to the second bedroom and the garage.

Kitchen 12' 0" x 8' 6" (3.65m x 2.59m)

The superbly appointed kitchen has a window to the rear elevation and is fitted with a comprehensive range of base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include a Neff eye level double oven, a Neff ceramic hob with extractor hood above, fridge, freezer and dishwasher. In addition there is space and plumbing for a washing machine. The kitchen has two ceiling light points and a vertical panel radiator. A door leads through to the side passageway.

Shower Room 8' 7" x 6' 4" (2.61m x 1.93m)

This recently refurbished shower room has an opaque window to the side and is fitted with a double width walk in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with mermaid board around the shower area and also has a ceiling light point, an extractor fan and a heated towel rail.

Bedroom One 11' 11" x 11' 11" (3.63m x 3.63m)

An excellent sized double bedroom with a window to the rear elevation overlooking the garden, cornice to the ceiling, wall light points and a radiator.

Bedroom Two 11' 10" x 8' 10" (3.60m x 2.69m)

This room has sliding patio doors leading out to the garden and is currently utilised as an additional sitting room/dining room. The room has cornice to the ceiling, a ceiling light point and a radiator.

Side Passageway

The side passageway which is accessed from the kitchen has doors to the front and rear.

Outside

The property stands on a delightful plot and to the front is a well maintained lawn edged with borders containing a variety of mature shrubs and plants. Adjacent to this is the driveway which leads to the garage. A footpath leads to the front door and continues around to the rear.

Garage 17' 2" x 8' 11" (5.23m x 2.72m)

The garage has an electrically operated door to the front elevation and a personnel door into the inner hallway. The garage is equipped with power and lighting.

Rear Garden

The rear garden is fully enclosed and is laid in a courtyard style with a large patio ideal for outdoor seating and entertaining. There is also a raised bed containing a number of mature shrubs and plants.

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

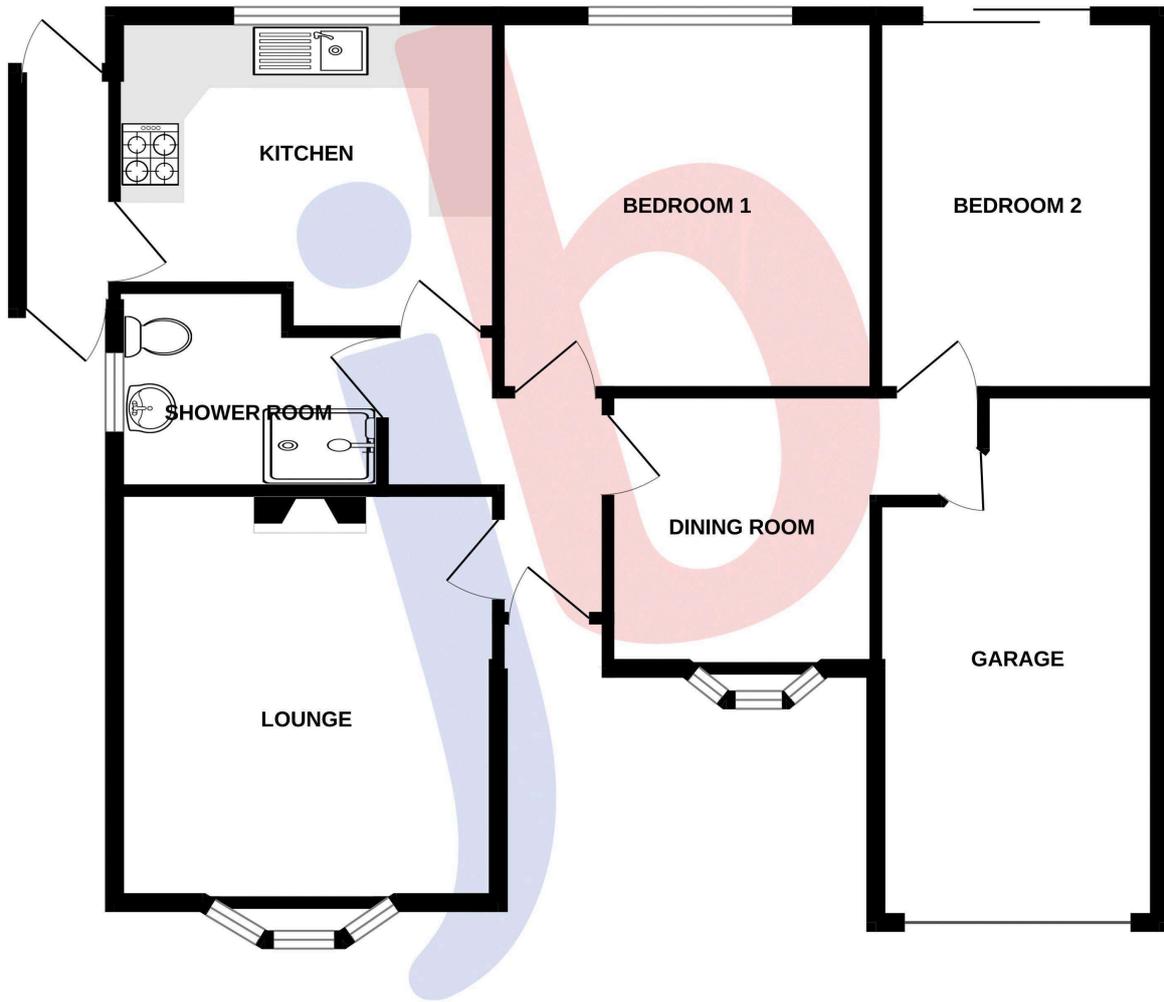
Newark & Sherwood District Council, Notts, 01636 650000

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 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. 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. 00007288 16 April 2025

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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