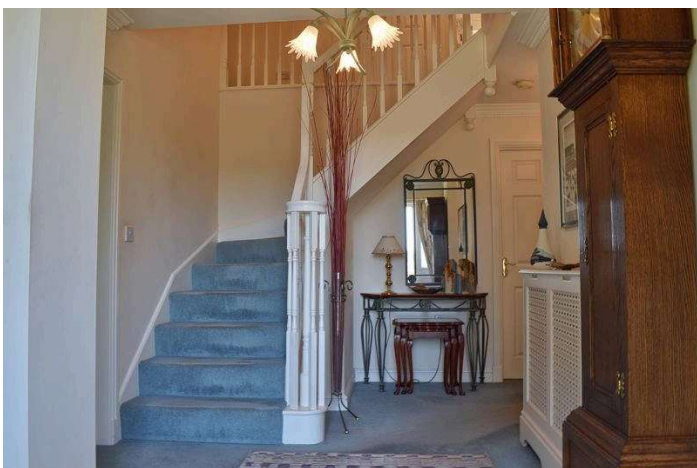


Manor House Drive, North Muskham



A very substantial five bedroom detached residence situated in an idyllic location overlooking the lake. The property has four spacious reception rooms, kitchen, cloakroom, utility, two en-suites and a family bathroom. There is off road parking and a double garage. The rear garden is predominantly south facing and fully enclosed. Early viewing is essential to appreciate the size and location of this fabulous home.

Offers Over £500,000









Situation and Amenities

North Muskham is a sought after village with an excellent primary school, pretty church and public house. The historic market town of Newark on Trent (around 5 miles south), boasts many amenities and a good selection of local shops and supermarkets including Waitrose, Marks & Spencer Food, Aldi, Asda and Morrisons. For the commuter the A46 to Nottingham and Lincoln, and the A1 for travel North and South is easily accessible. Newark North Gate Railway Station is on the East Coast mainline and regular trains to London Kings Cross take from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

This spacious reception hallway has the staircase rising to the first floor and provides access to the cloakroom, dining room, lounge, breakfast room and kitchen. The hallway has a useful storage cupboard, moulded cornice, a ceiling light point and a radiator.

Cloakroom

The ground floor cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

Lounge 20' 10" x 11' 5" (6.35m x 3.48m)

This impressive reception room has a window to the front elevation overlooking the garden and lake beyond, and windows and French doors to the rear. The focal point of the lounge is the fireplace with electric fire inset. The room has cornice to the ceiling, both wall and ceiling light points and two radiators.

Dining Room 13' 10" x 10' 11" (4.21m x 3.32m) (at widest points)

This superb reception room has a large square bay window to the rear elevation enjoying views of the garden, together with French doors that lead out into the garden. The dining room has moulded cornice, a ceiling light point and a radiator.

Breakfast Room/Study 9' 11" x 8' 4" (3.02m x 2.54m)

This multi-functional room has a window to the front elevation overlooking the garden and lake, and whilst currently utilised as a breakfast room, it would serve equally well as a home office/study if required. The room has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 14' 9" x 12' 2" (4.49m x 3.71m) (at widest points)

This large 'L' shaped kitchen has dual aspect windows to the front and side elevations, and doors into the family room and utility. The kitchen is fitted with an excellent range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, hob with extractor hood above, fridge, freezer and dishwasher. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and moulded cornice.

Family Room 12' 4" x 10' 1" (3.76m x 3.07m)

The family room is accessed via French doors from the kitchen and has windows to the rear elevation and a glazed door leading out to the patio. The room has moulded cornice, a ceiling light point and a radiator.

Utility Room 8' 0" x 7' 0" (2.44m x 2.13m)

The utility room has a window to the side elevation and a half glazed door providing access to the garden. Fitted with a range of base units and roll top work surfaces with tiled splash backs. There is a sink and space and plumbing for both a washing machine and a tumble dryer. The central heating boiler (approximately two years old) is located here. There is a ceramic tiled floor, cornice to the ceiling and a ceiling light point.

First Floor Landing

The staircase rises from the reception hallway to the first floor galleried landing which has a window to the rear elevation and doors into all five bedrooms and the family bathroom. The airing cupboard is located here. The landing has cornice to the ceiling, two ceiling light points and a radiator.

Bedroom One 14' 8" x 10' 4" (4.47m x 3.15m) (excluding wardrobes)

A wonderful master bedroom having two windows to the rear elevation. The bedroom has a comprehensive suite of fitted wardrobes, moulded cornice, a ceiling light point and two radiators. A door leads into the en-suite bathroom.

En-suite Bathroom 10' 0" x 6' 0" (3.05m x 1.83m)

The en-suite has two opaque windows and is fitted with a suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The en-suite is complemented with ceramic tiling to the walls and recessed ceiling spotlights. There is also moulded cornice to the ceiling, an extractor fan, a shaver socket and a radiator.

Bedroom Two 15' 6" x 10' 3" (4.72m x 3.12m) (at widest points)

A further excellent sized double bedroom, having a window to the front elevation enjoying fantastic views across the lake. The bedroom has twin fitted double wardrobes, moulded cornice, a ceiling light point and a radiator. A door leads into the en-suite bathroom.

Bedroom Two En-suite 6' 4" x 6' 1" (1.93m x 1.85m)

This en-suite has an opaque window to the front and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The room has ceramic wall tiling, recessed ceiling spotlights, moulded cornice, an extractor fan, shaver socket and a radiator.

Bedroom Three 11' 9" x 10' 1" (3.58m x 3.07m)

A double bedroom also with a window to the front elevation with the same delightful views. The bedroom has fitted wardrobes, moulded cornice, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom Four 10' 5" x 8' 3" (3.17m x 2.51m)

A further double bedroom with a window to the rear elevation, moulded cornice, a ceiling light point and a radiator.

Bedroom Five 8' 7" x 7' 0" (2.61m x 2.13m)

This bedroom is currently utilised as a home office/study and has a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Family Bathroom 8' 8" x 6' 9" (2.64m x 2.06m)

The well appointed bathroom has an opaque window to the front and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom is enhanced with ceramic tiling to the walls. In addition there is moulded cornice, recessed ceiling spotlights, an extractor fan, a shaver socket and radiator.

Outside

This wonderful family home stands on an excellent plot and to the front are two well maintained lawns and a footpath leading to the front door. Located to the side is a double width driveway which provides off road parking for at least two vehicles and in turn leads to the double garage.

Detached Double Garage 16' 2" x 15' 10" (4.92m x 4.82m)

The garage has twin up and over doors to the front elevation and is equipped with power and lighting. Adjacent to the garage is access to the rear garden.

Rear Garden

The rear garden is predominantly south facing and fully enclosed. The garden comprises shaped and well maintained lawns edged with borders containing a variety of mature shrubs, plants and trees. At the foot of the garden is a raised deck. The timber

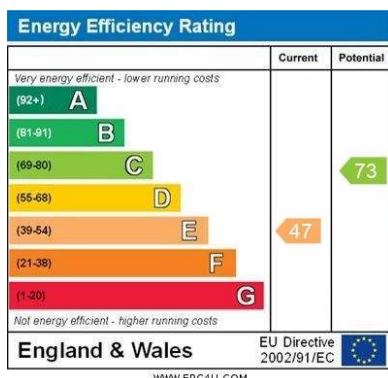
summerhouse is also included within the sale. Adjacent to the rear of the house are two patio areas, above each of these is a sun awning.

Council Tax

The property is in Band F.

Services

The property is double glazed and has oil fired central heating.



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

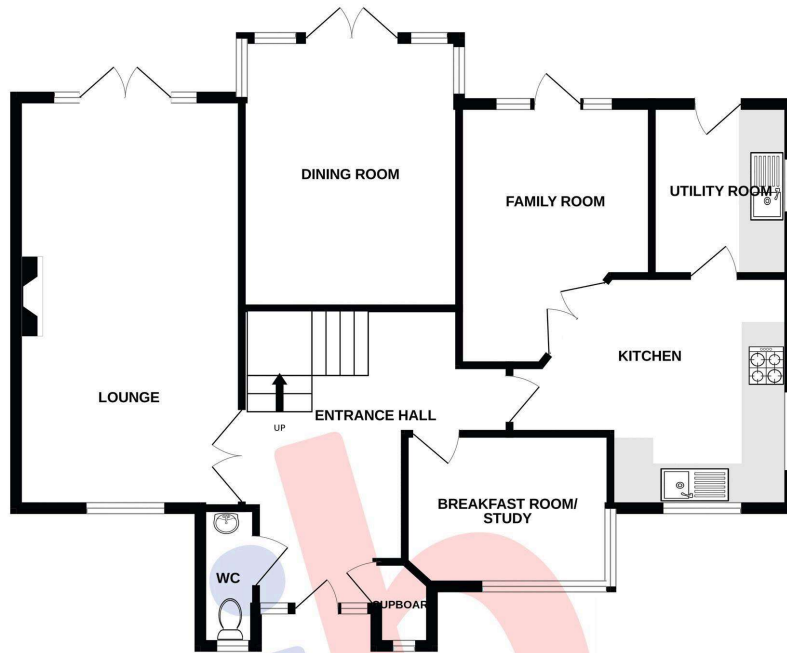
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

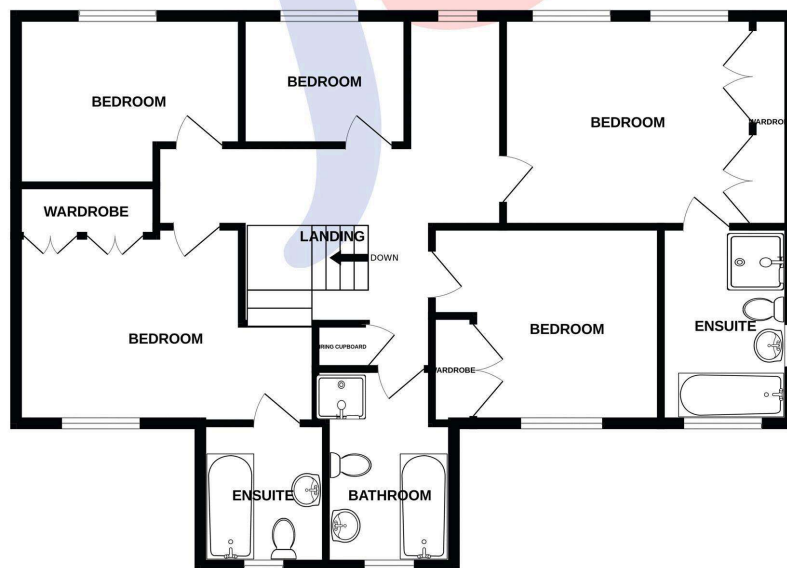
Services/Referral Fees

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. 00007287 01 October 2025

GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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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