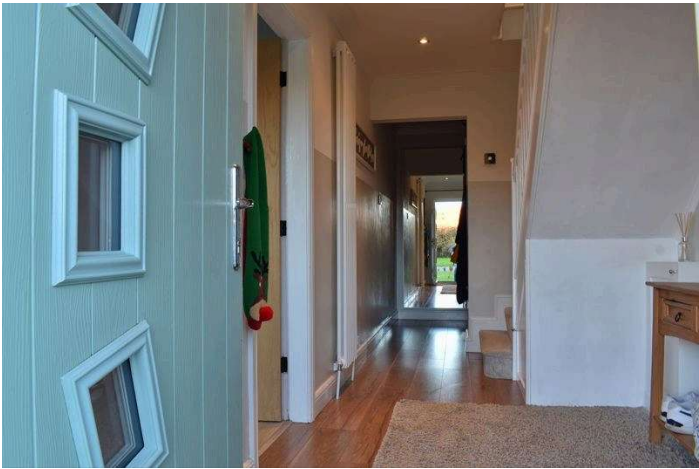


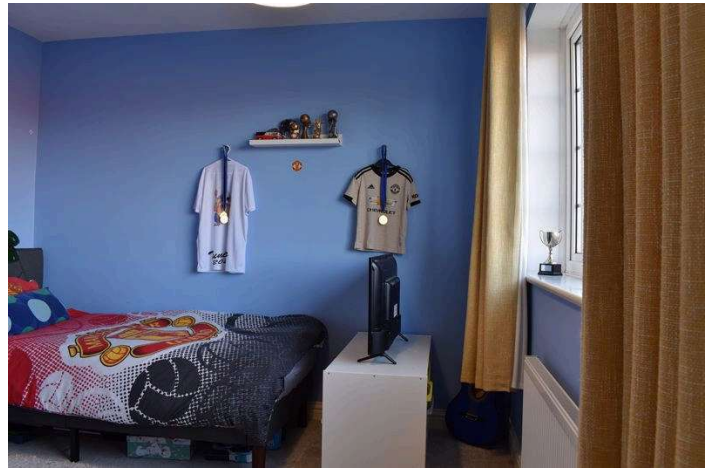
Mackleys Lane, North Muskham



A superb extended four bedroom detached family home situated in this sought after village location. In addition to the four double bedrooms, the property has a fabulous open plan kitchen/dining/family area, a separate formal lounge, cloakroom, utility, bathroom and en-suite to the master. There is ample off road parking, a detached garage and a fully enclosed south facing rear garden. There are delightful walks from here along the River Trent. Double glazing and oil fired central heating are installed.

£375,000







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

The spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is located a small but useful storage cupboard. The hallway provides access to the cloakroom, utility room, the lounge and the open plan kitchen/dining/family room. The hallway has wood laminate flooring, cornice to the ceiling, recessed ceiling spotlights and a vertical radiator.

Cloakroom

The cloakroom is fitted with a pedestal wash hand basin and WC and has wood laminate flooring, recessed ceiling spotlights, a radiator and an extractor fan.

Utility Room 9' 11" x 9' 3" (3.02m x 2.82m)

Having a window to the rear elevation and a half glazed door out to the driveway. The utility room, which was formerly the kitchen, is of an excellent size and fitted with a range of base units with roll top work surfaces and matching splash backs. There is a twin stainless steel sink and space and plumbing for a washing machine. The room has wood laminate flooring, a ceiling light point and a radiator.

Lounge 13' 3" x 9' 5" (4.04m x 2.87m)

This excellent sized and well proportioned reception room has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Dining Kitchen 24' 0" x 12' 0" (7.31m x 3.65m)

This fabulous dining kitchen has two windows to the side elevation and a further window to the front. This room is the heart of the home and the focal point is the feature fireplace with log burning stove inset. The kitchen area is fitted with an excellent array of base and wall units with work surfaces. There is a sink and integrated appliances include an eye level double oven, fridge, freezer and dishwasher. Within the central island is a breakfast bar together with an induction hob and extractor fan. The room is of sufficient size to comfortably accommodate a large dining table and occasional furniture and has light coloured laminate flooring, cornice to the ceiling, recessed ceiling spotlights and two radiators. The dining kitchen is open plan to the family room.

Family Room Area 17' 9" x 11' 7" (5.41m x 3.53m)

This wonderful living space has bi-fold doors to the rear elevation, a window to the side and two skylight windows making it particularly bright and airy. The family room has two ceiling light points and two radiators.

First Floor Landing

The staircase rises from the reception hallway to the first floor galleried landing which has a window to the front elevation and provides access to all four bedrooms and the family bathroom. The landing has a useful storage cupboard, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom One 15' 0" x 9' 0" (4.57m x 2.74m) (including wardrobe recess)

A double bedroom with a window to the rear elevation, a useful wardrobe recess, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite is fitted with a walk-in shower cubicle with electric shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls. The room also has bespoke fitted shelving, recessed ceiling spotlights and an extractor fan.

Bedroom Two 13' 4" x 9' 5" (4.06m x 2.87m) (at widest points)

A further excellent sized double bedroom with a window to the rear elevation, two useful fitted storage cupboards, a ceiling light point and a radiator.

Bedroom Three 11' 11" x 10' 3" (3.63m x 3.12m) (at widest points)

A double bedroom having a window to the front elevation with views across the River Trent. The bedroom also has a ceiling light point and a radiator.

Bedroom Four 10' 5" x 9' 6" (3.17m x 2.89m)

A further double bedroom with a window to the front elevation with views of the River Trent. The room has a ceiling light point and a radiator.

Family Bathroom 8' 1" x 6' 6" (2.46m x 1.98m)

The well appointed bathroom has an opaque window to the rear elevation and is fitted with a 'P' shaped bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has ceramic wall tiling, recessed ceiling spotlights and a heated towel rail. Access to the loft space is obtained from here.

Outside

The property stands on a corner plot with a lawned garden to the front. Adjacent to this is a driveway which provides off road parking and continues down the side of the property via gated access. A footpath leads to the front door. The property has an EV charging point. There are delightful walks from here along the River Trent.

Rear Garden

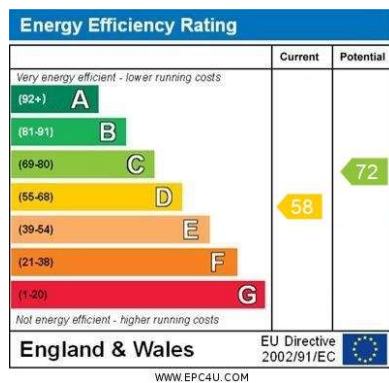
The south facing rear garden is fully enclosed, laid primarily to lawn and contains a number of mature shrubs, plants and trees. There is a raised deck adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining area. Included within the sale is the large timber shed and the hot tub. The oil fired central heating boiler is located outside.

Garage/Workshop 19' 4" x 9' 4" (5.89m x 2.84m)

The garage/workshop has twin wooden doors to the front elevation, windows to the side and rear, and a personnel door leading into the garden. Equipped with power and lighting.

Council Tax

The property is in Band E.



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.

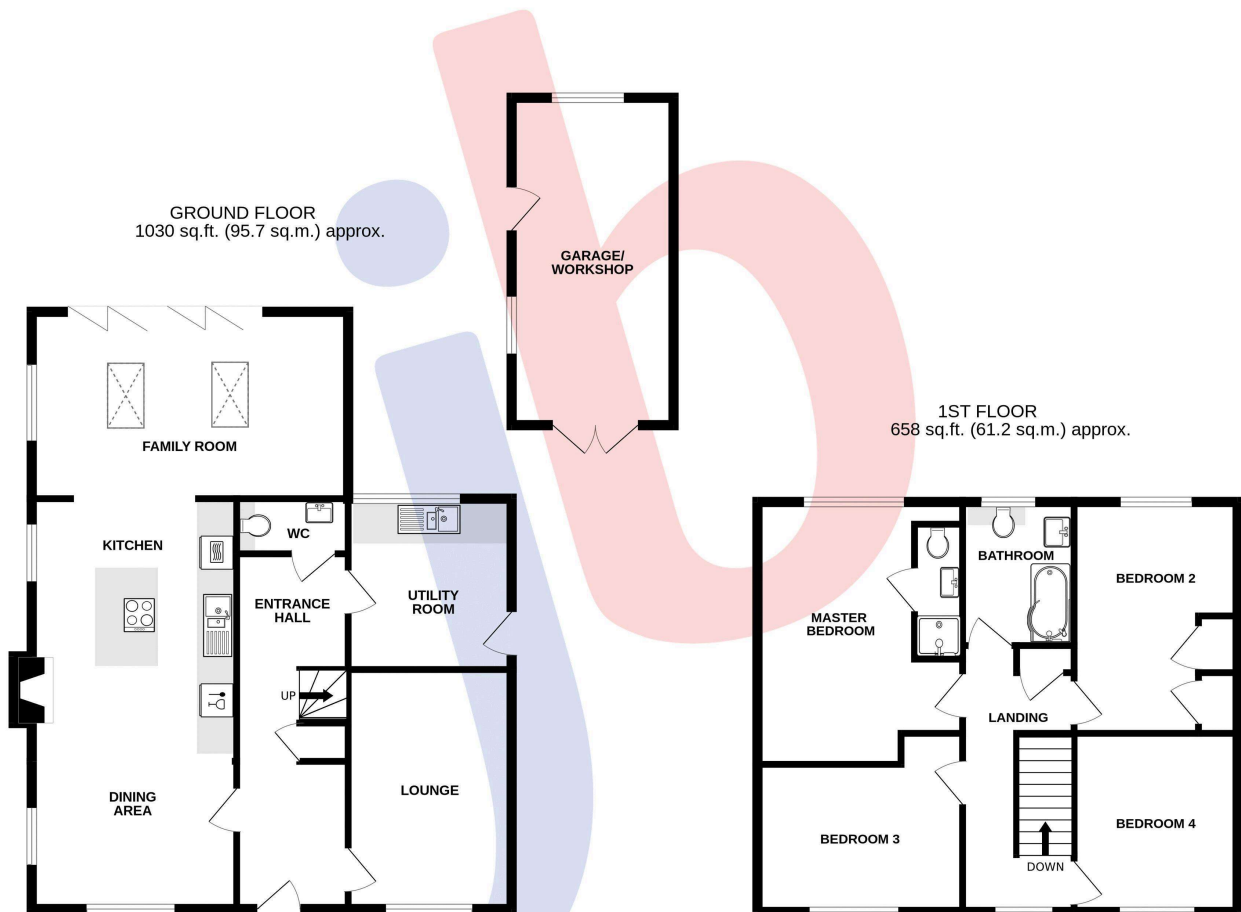
Local Authority

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. 00007546 18 November 2025



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.
Made with Metropix ©2025