

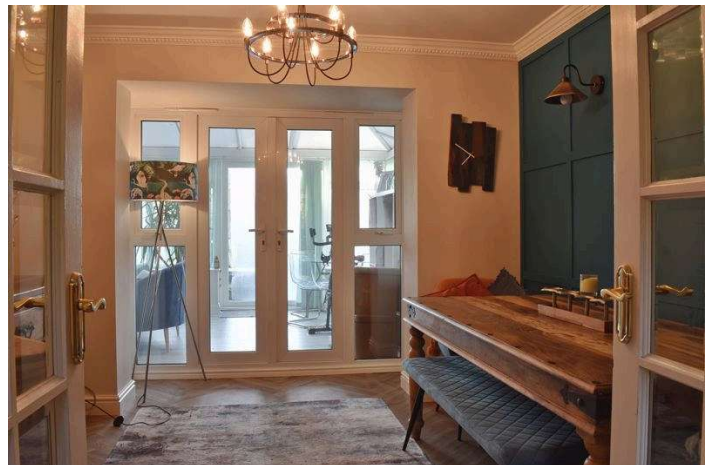
Manor House Drive, North Muskham



GUIDE PRICE £500,000 to £550,000. This fabulous five bedroom detached family home is situated in an idyllic location with views across the lake. In addition to the five bedrooms, the property has a large lounge, dining room, a superb dining kitchen/family room, conservatory, two en-suites and a family bathroom. The south facing rear garden enjoys an excellent degree of privacy and includes a Hot Tub.

Guide Price £500,000 to £550,000









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 and welcoming double height reception hallway has the staircase rising to the first floor and doors into the cloakroom, lounge, dining room and the dining kitchen. The hallway has a ceramic tiled floor and a ceiling light point.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has the same flooring that flows through from the hallway, part ceramic tiling to the walls, cornice to the ceiling, a ceiling light point and a radiator.

Lounge 22' 5" x 13' 9" (6.83m x 4.19m) (excluding bay window)

This very impressive reception room is accessed via glazed French doors from the hallway and has a square bay window to the front elevation with delightful views across the garden and towards the lake. A further set of glazed French doors lead into the conservatory. The focal point of the lounge is the feature fireplace with log burning stove inset. The room also has cornice to the ceiling, two ceiling light points and two radiators.

Dining Room 11' 0" x 10' 2" (3.35m x 3.10m) (excluding bay window)

This second reception room is also accessed via French doors from the hallway and has a bay window to the rear elevation with a further set of glazed French doors providing access to the conservatory. The dining room has a wood panelled feature wall, cornice to the ceiling, both wall and ceiling light points and a radiator.

Dining Kitchen/Family Room 31' 11" x 16' 1" (9.72m x 4.90m) (at widest points)

This stunning room has been formed by converting a large element of the previous double garage, and is now the heart of the home. The remaining portion of the garage (8'0" x 8'0") provides a useful storage facility and is accessed from the kitchen. The

dining kitchen has a window to the front elevation with views towards the lake, and a window and patio doors to the rear. The kitchen is fitted with a wonderful array of contemporary base and wall units, including display cabinets, complemented with granite work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink and integrated appliances include an eye level double oven, microwave, warming drawer, dishwasher and washing machine. In addition there is space for an American style fridge/freezer. The central island incorporates a breakfast bar, a wine cooler and an induction hob with extractor. The room is of sufficient size to accommodate a further large dining table and occasional furniture and is enhanced with a ceramic tiled floor with underfloor heating and with recessed ceiling spotlights.

Conservatory 18' 6" x 11' 7" (5.63m x 3.53m) (at widest points)

The conservatory is accessed via French doors from the lounge or dining room and is of sufficient size to comfortably accommodate a substantial amount of furniture and has views across the garden. French doors lead out onto the deck.

First Floor Galleried Landing

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

Bedroom One 16' 11" x 11' 1" (5.15m x 3.38m) (excluding dressing area)

A fabulous double bedroom having a window to the front elevation with splendid views across the lake. This bedroom has a dressing area with three double fitted wardrobes and a door into the en-suite. The bedroom also has cornice to the ceiling, two ceiling light points and a radiator.

En-suite Bathroom

The en-suite has an opaque window to the side elevation and is fitted with a bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The room has part ceramic tiling to the walls, cornice to the ceiling, recessed ceiling spotlights, an extractor fan, a shaver socket and a radiator.

Bedroom Two 13' 8" x 9' 10" (4.16m x 2.99m) (excluding wardrobes)

A further excellent sized double bedroom having two windows to the rear elevation, twin double fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

This en-suite has an opaque window to the side and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan, shaver socket and radiator.

Bedroom Three 14' 0" x 8' 10" (4.26m x 2.69m)

A double bedroom with two windows to the front elevation with views of the lake, cornice to the ceiling, a ceiling light point and two radiators.

Bedroom Four 13' 2" x 8' 9" (4.01m x 2.66m)

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

Bedroom Five 9' 10" x 6' 9" (2.99m x 2.06m)

A good sized fifth bedroom that is currently utilised as a home office/study and has a window to the rear elevation, moulded cornice, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Family Bathroom 7' 10" x 6' 6" (2.39m x 1.98m)

The family bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic tiled walls, moulded cornice, recessed ceiling spotlights, an extractor fan, a shaver socket and radiator.

Outside

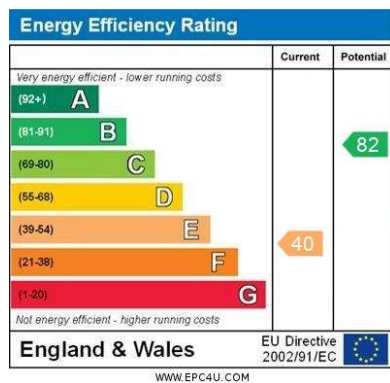
A key feature of this delightful family home is its location and the wonderful views across the lake. To the front of the property is a lawned garden, adjacent to which is a double width driveway providing off road parking for numerous vehicles. A footpath leads to the front door and gated access at the side leads down to the rear.

Rear Garden

The south facing rear garden is of an excellent size, fully enclosed and enjoys an excellent degree of privacy. The garden is laid primarily to lawn. Situated adjacent to the conservatory is a decked area ideal for outdoor seating and entertaining. The hot tub is included within the sale.

Council Tax

The property is currently in Band F.



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

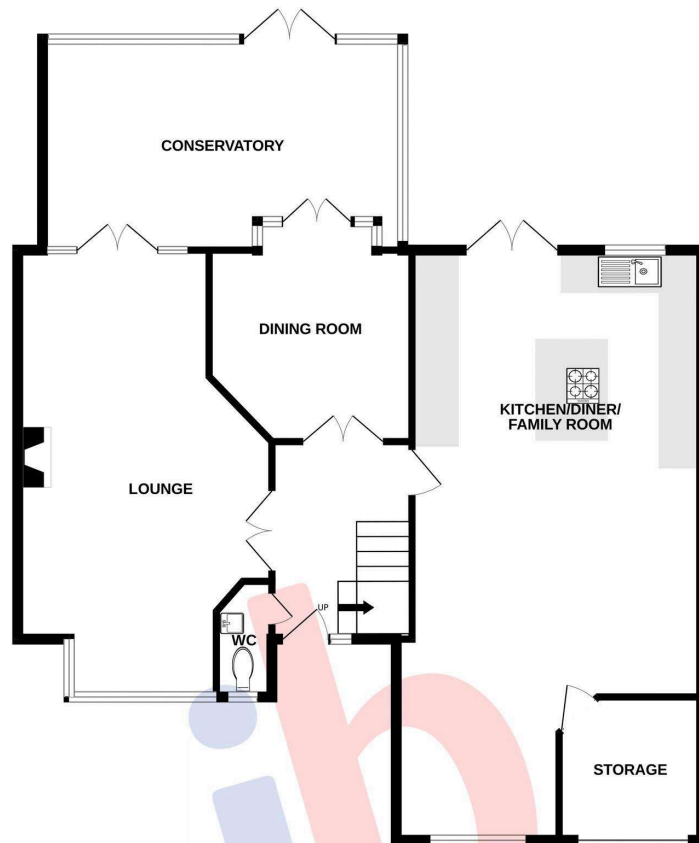
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007561 27 November 2025

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2223 sq.ft. (206.6 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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