



Lancaster Road, Coddington, Newark, NG24 2TA

welcome to

Lancaster Road, Coddington, Newark

**** STUNNING FAMILY HOME! **** This spacious four bedroom detached family home is ideally located in the sought after village of Coddington briefly comprising of four bedrooms, kitchen, utility, four reception rooms, cloakroom, en-suite, family bathroom and rear enclosed garden.



Entrance Hall

A bright and welcoming entrance hall with part glazed front door, stairs rising to the first floor and radiator.

Wc/Cloakroom

A newly fitted downstairs cloakroom with tiled floor, part tiled walls, radiator, WC, wash hand basin and obscured double glazed window to the side.

Living Room

16' 5" max x 10' 9" max (5.00m max x 3.28m max)

A spacious bay fronted living room with doors into the conservatory, two radiators and double glazed bay window to the front.

Conservatory

Leading off the living room is this dwarf-wall conservatory with double glazed windows all around, electric radiator and uPVC French doors to the rear garden.

Dining Room

8' 9" x 12' 7" (2.67m x 3.84m)

Leading off the entrance hall with double glazed window to the rear and radiator.

Kitchen

9' 6" x 10' 2" (2.90m x 3.10m)

A range of low and eye level units with part tiled walls, electric double oven, gas hob, extractor, plumbing for dishwasher, stainless steel sink and drainer and radiator. In addition, there is a large double glazed window to the rear and door into the utility room.

Utility Room

6' 2" x 6' 3" (1.88m x 1.91m)

Leading off the kitchen with a range of low and eye level units with stainless steel sink and drainer, plumbing for a washing machine, housing for Alpha boiler and door to the side.

Study

10' 2" x 6' 7" (3.10m x 2.01m)

Accessed off the entrance hall with double glazed window to the front and radiator.

First Floor Landing

First floor landing with double glazed window to the front and access into the loft.

Master Bedroom

11' 4" x 10' 4" (3.45m x 3.15m)

A spacious master bedroom with radiator, double glazed window to the rear and access into the dressing room and en-suite.

Dressing Room

An extensive range of built in wardrobes to both sides, double glazed window to the rear and radiator.

En-Suite

Currently being finished this three piece en-suite bathroom is part tiled with WC, wash hand basin, shower cubicle and extractor fan.

Bedroom Two

11' x 9' 7" (3.35m x 2.92m)

A further DOUBLE bedroom with double glazed window to the rear and radiator.

Bedroom Three

10' 3" x 8' (3.12m x 2.44m)

Another DOUBLE bedroom with double glazed window to the front and radiator.

Bedroom Four

7' 9" x 6' 5" (2.36m x 1.96m)

A good sized fourth bedroom with double glazed window to the front and radiator.

Family Bathroom

A modern three piece family bathroom with part tiled walls, WC, vanity unit with wash hand basin, bath with mixer tap and shower over, heated towel rail and obscured double glazed window to the side.

Outside

Front Garden

Low maintenance frontage with driveway leading to the double garage, side gate access to the rear garden and access to the front door.

Rear Garden

A generously sized and sunny rear garden with enclosed timber fencing, mainly laid to lawn with a paved patio and raised borders with mature shrubs and trees.

Double Garage

Double garage with two up and over doors.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lancaster Road, Coddington, Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN & UTILITY ROOM
- FOUR RECEPTION ROOMS
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: E

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105949 - 0004

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