



PORTFOLIO
from


william h brown

The Old Boot & Shoe, Main Street, Weston Newark NG23 6ST

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**** CHARACTER & CHARM! **** *This five-bedroom period, detached home built in the 1800's offers a wealth of character and provides spacious accommodation comprising of open plan kitchen/diner, living room, utility, WC/cloakroom, five bedrooms, en-suite, family bathroom, driveway, double garage and garden.*



Living Room

25' max x 11' 8" (7.62m max x 3.56m)

Leading through a partly glazed front entrance door into a superb living room offering a stunning cast iron log burner set in brick fireplace, built-in cupboards to the alcoves, two double glazed sash windows to the front and two radiators. Neutral colour palette, bright and airy.

Kitchen/Diner

17' 1" x 9' 11" (5.21m x 3.02m)

A recently extended kitchen/diner with stunning bi-fold doors leading out into the rear garden, the current vendors have also incorporated a well with lighting and walk over glass, making it a staple feature! The kitchen provides an extensive range of low and eye level grey shaker style units with granite work surfaces and splashbacks, SMEG hob, SMEG oven, sink, two radiators and two double glazed windows to the side. The kitchen/diner is further enhanced by the cast iron log burner set into a recess fireplace, door to the side, exposed beams, recessed spotlights, skylight window and stairs rising to the first floor.

Cellar

Providing excellent storage space.



Pantry

This is an excellent area for storing food, wines, sprits and houses the oil central heating boiler, large shelf and a window.

Utility Room

16' 11" max x 11' 2" max (5.16m max x 3.40m max)
Leading off the kitchen/diner with a range of units with butler sink and drainer, space for a fridge/freezer and double glazed window to the side. There is also space/plumbing for a washing machine, tumble dryer and fridge/freezer.

WC/Cloakroom

Leading off the utility room with WC, wash hand basin and heated towel rail.

First Floor

Landing

First floor landing with airing cupboard, radiator and access into all five bedrooms and family bathroom.

Master Bedroom

17' 2" x 11' 2" max (5.23m x 3.40m max)

A generously sized master bedroom with wood panelling to a feature wall, dual aspect views to side and rear, two

radiators and partly sloping ceilings. There are two double glazed windows to the side and rear, loft hatch access and a step down to the en-suite bathroom.

En-Suite

A modern three piece en-suite bathroom with WC, wash hand basin, bath and two double glazed Velux windows.

Bedroom Two

10' 11" x 9' (3.33m x 2.74m)

Another DOUBLE bedroom with wood panelling to a feature wall, stunning exposed beams, double glazed sash window to the side and radiator.

Bedroom Three

9' 9" max x 11' 10" (2.97m max x 3.61m)

A further DOUBLE bedroom with wood panelling to a feature wall, double glazed sash window to the front and radiator.

Bedroom Four

7' 11" max x 11' 10" (2.41m max x 3.61m)

A good sized fourth bedroom with double glazed sash window to the front, radiator and loft hatch access to the front loft.

Bedroom Five

7' 5" x 8' 7" (2.26m x 2.62m)

A further bedroom with double glazed sash window to the front and radiator.

Family Bathroom

A modern four piece family bathroom with WC, wash hand basin, bath, shower, radiator and obscured double glazed window to the side.

Outside

Front Garden

The property is approached through a five bar farm style gate to an extensive stone chipped driveway approach





providing parking for a range of vehicles on to the lead up to the double garage and benefiting from a EV charging point. To the front of the property there is a superb stocked elevated garden with a variety of flowers, shrubs and trees. There is a central pathway leading to the front entrance door with a covered entrance canopy. There is period style outside lighting complementing this garden area.

Rear Garden

The rear of the property offers a range of mature plants, shrubs and trees with mainly laid to lawn, paved patio area, outside water supply, electricity and screened oil tank. There is also side gate access which leads round to the front of the property and brick built potting shed.

Outside WC

Having a wash hand basin and WC.

Double Garage

Having an electronic rolling garage door, power, lighting and security lighting.





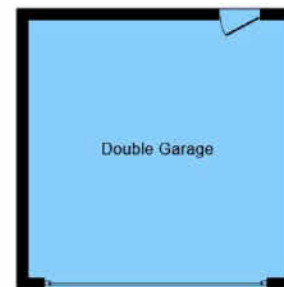
Cellar



Ground Floor



First Floor



Garage

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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

The Old Boot & Shoe, Main Street, Weston Newark NG23 6ST

William H Brown are delighted to bring to the market this extended five-bedroom detached, period family home which is beautifully presented throughout and ideally located in the sought after village of Weston with easy access to Lincoln and Newark. The ground floor comprises of living room, extended kitchen/dining living space with bi-fold doors to the garden, cellar, pantry, utility room and WC/cloakroom. The first floor comprises of landing, master bedroom with en-suite bathroom, four further bedrooms and family bathroom. Externally the property occupies an elevated position with a substantial driveway suitable for multiple cars and double garage. The rear of the property offers an enclosed garden mainly laid to lawn, paved patio area, outside WC and a range of mature plants, shrubs and trees.

GUIDE PRICE

£500,000 - £525,000

- FIVE BEDROOM PERIOD DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINER WITH BI-FOLD DOORS & LOG BURNER
- EXTENSIVE DRIVEWAY WITH EV CHARGING POINT, DOUBLE GARAGE & MATURE GARDENS

EPC Rating: F

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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