



Hampton Lodge Grays Court, Farndon Newark NG24 3UD

welcome to

Hampton Lodge Grays Court, Farndon Newark

This IMPRESSIVE, EXECUTIVE detached family home offers spacious and highly versatile accommodation throughout and is located in the sought after village of Farndon. Briefly comprising of five bedrooms, five reception rooms, kitchen, triple garage, driveway and mature garden.



Entrance Porch

Leading through a part glazed door into an entrance porch with carpeted flooring and door into the entrance hall.

Entrance Hall

A bright and welcoming entrance hall with grand split staircase rising to the first floor, storage cupboard, radiator and carpeted flooring. The hallway offers a lot of light from the large double glazed windows to the front and another double glazed window to the first floor landing.

WC/Cloakroom

Leading off the entrance hall with WC, wash hand basin, radiator and obscured double glazed window to the front.

Study

12' 2" x 8' 4" (3.71m x 2.54m)

A separate study accessed off the entrance hall with double glazed window to the side, radiator and carpeted flooring.

Living Room

23' 5" x 13' 1" (7.14m x 3.99m)

Dual aspect living room with access off the entrance hall, dining room and bi-folds into the garden room making it an ideal space for family entertaining. The living room offers a central gas fire with surround, two radiators, carpeted flooring and large double glazed window to the front.

Dining Room

12' 8" x 11' 5" (3.86m x 3.48m)

Separate dining room with radiator, carpeted flooring and double doors into the living room and double glazed doors into the garden room. There are an additional two doors into the entrance hall and kitchen.

Kitchen

18' 4" x 13' 4" including bay (5.59m x 4.06m including bay)

An extensive range of modern low and eye level units with granite work surfaces, matching upstands and a one and a half sink unit with QUOOKER Taps and waste disposal, NEFF electric hob, NEFF extractor, MIELE combination steam oven and MIELE oven and warming drawer. The kitchen offers a wide range of built in appliances including space for an American style fridge/freezer, MIELE dishwasher, MIELE coffee machine, MIELE oven and warming drawer, MIELE microwave and wine fridge. In addition, the kitchen has a large double glazed window to the rear, double glazed window to the side and door into the utility room.

Utility Room

5' 9" x 9' 4" (1.75m x 2.84m)

Leading off the kitchen with a range of low and eye level units, stainless steel sink, space for tumble dryer and plumbing for a washing machine. There is also housing for the Worcester condensing boiler which was installed in 2014, double glazed window to the rear and part glazed door leading to the side.

Garden Room

16' 4" max x 35' 1" (4.98m max x 10.69m)

An impressive garden room offering a fantastic addition to the rear of the property with access off the kitchen, dining room and bi-fold doors off the living room. There are two large bays with ten double glazed windows overlooking the stunning rear garden, the current owner have one area as a breakfast area with five windows and the other as an additional seating area with another five windows making the space very bright. There is underfloor heating throughout with floating floor and laminate flooring, patio doors to the rear garden and storage cupboard.

Family Room

11' 3" x 18' 4" (3.43m x 5.59m)

Dual aspect family room accessed off the entrance hall with two radiators and two double glazed windows to both sides. There are a number of double sockets and a TV point.

Inner Hall

Leading off the family room with double glazed window to the side, carpeted flooring, radiator and stairs rising to the first floor with access into the games room. There is an additional door directly into the triple garage.

First Floor

Landing

Galleried landing with large double glazed window to the front, airing cupboard with hot water tank, alarm system, radiator, carpeted flooring and loft access with lighting, ladder and partial boarding.

Master Bedroom

14' 2" x 18' 3" (4.32m x 5.56m)

An impressive master bedroom offering an extensive range of Hammond fitted wardrobes, matching dressing table, bedside tables and drawers. There is a large double glazed window to the rear with views over the landscaped garden, carpeted floor, radiator and access into the en-suite bathroom.

En-Suite

A substantial five piece en-suite bathroom benefiting from part tiled walls, WC, wash hand basin, bidet, bath with mixer tap and shower attachment, double shower cubicle, heated towel rail, extractor fan and obscured double glazed window to the side.

Bedroom Two

13' 2" x 9' 5" (4.01m x 2.87m)

Bedroom two is a spacious DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the rear.

En-Suite

Bedroom two benefits from it's own en-suite bathroom with part tiled walls, vinyl flooring, WC, wash hand basin, shower cubicle, extractor fan, radiator and double glazed window to the side.



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Bedroom Three

13' 2" x 9' 2" (4.01m x 2.79m)
Another DOUBLE bedroom with radiator, carpeted flooring and double glazed window to the rear.

Bedroom Four

12' 1" x 11' 11" (3.68m x 3.63m)
A further DOUBLE bedroom with radiator, carpeted flooring and double glazed window to the front.

Family Bathroom

A sizeable five piece family bathroom with part tiled walls, carpeted flooring, WC, wash hand basin, bidet, corner bath, shower cubicle with MIRA electric shower, heated towel rail, extractor fan and obscured double glazed window to the rear.

Bedroom Five

10' 5" x 11' 3" (3.17m x 3.43m)
Fifth bedroom with radiator, carpeted flooring, double glazed window to the side, door to storage cupboard/wardrobe and half door giving access through to the games room.

Games Room

27' 9" x 18' 5" (8.46m x 5.61m)
A fantastic games room which spans the whole length of the triple garage with vaulted ceiling, two radiators, two double glazed windows to the side and gable window. In addition, there is a hatch to the roof space, half door giving access to bedroom five and door leading through to stairs to the ground floor.

Outside

Front Garden

The front of the property offers a broad and expansive block paved driveway providing ample parking for multiple vehicles and access to the triple garage with electric roller shutter doors. The driveway is large enough for a caravan or camper van to be situated there as the current owners used to do. There are a range of plants/shrubs and trees, a small laid to lawn area and side gate access to both sides.

Rear Garden

The property offers large wrap around gardens with mainly laid to lawn, paved patio areas, mature trees including two apple trees, plants/shrubs and access to a modern detached 'Cabin Master' garden room.

Garden Room

12' 9" x 9' 8" (3.89m x 2.95m)
A stunning 'Cabin Master' garden room which was erected in 2020 and offers insulated walls, power, lighting and patio doors to a paved patio area ideal for seating.

Triple Garage

27' 9" x 18' 1" (8.46m x 5.51m)
Triple garage with electric roller shutter doors to the front. In addition, there is a pedestrian door leading to the side, double glazed window to the side and cloakroom with WC and wash hand basin.

Farndon

Farndon sits just 2.5 miles from Newark on Trent which offers a further range of amenities and transport links with two train stations and a direct line to London Kings Cross in 90 minutes. Farndon itself offers easy access to the A46. Sitting beside the River Trent, the village of Farndon offers a range of amenities including a public house, the Rose and Crown, eateries with riverside locations, a farm shop, park, Farndon Ponds and a Londis. St Peter's Cross Keys primary school is 0.8 miles away making the property great for families. The village sits just 2.5 miles from Newark on Trent which offers a further range of amenities and transport links with two train stations and a direct line to London Kings Cross in 90 minutes. Farndon itself offers easy access to the A46, East Midlands airport, and regular bus routes to Bingham, Nottingham and Grantham.



Ground Floor



First Floor



Outbuilding

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

Hampton Lodge Grays Court, Farndon Newark

- EXECUTIVE BUILT DETACHED FAMILY HOME
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS & BEAUTIFUL GARDEN ROOM
- KITCHEN, UTILITY ROOM & WC/CLOAKROOM
- TWO EN-SUITE BATHROOMS & FAMILY BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: G

£850,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106180 - 0010

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