



2 COLLEGE COURT, EAST MARKHAM
Offers in the Region of £325,000

BROWN & CO

2 COLLEGE COURT, LOW STREET, EAST MARKHAM, NEWARK, NG22 0RY

DESCRIPTION

A stunning and immaculately presented extended barn conversion in this favoured and popular village of East Markham. The property is a testament to the current owners who have thoughtfully and lovingly modernised this barn providing spacious living accommodation and is also a great 'lock up and leave' for those wanting to downsize and travel.

The property does retain some original style features with exposed ceiling timbers, large westerly facing living room as well as an en suite bathroom to the master bedroom. The en suite and family bathroom have been refitted to a high standard.

Externally there are attractive landscaped front and rear gardens, two EV charging points and double garage with electric roller doors.

LOCATION

East Markham presently retains a variety of facilities including primary school feeding into Tuxford Academy, public house, village hall, recreation ground and an active local community. East Markham is by-passed by the A57 providing good road access into Lincoln. The A1 is situated at nearby Markham Moor from which the wider motorway network is available. Both Retford and Newark have mainline railway stations with direct services into London Kings Cross (from Retford approx. 1 hour 30 minutes).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

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ACCOMMODATION

Part glazed UPVC door to brick built

ENTRANCE PORCH with wood frame windows, vaulted ceiling, limestone ceramic tiled floor, part glazed hard wood door with side matching window into

LIVING ROOM 20'10" x 18'6" (6.39m x 5.67m) front aspect double glazed window. Feature rustic fireplace with wooden mantle and surround, tiled hearth and LPG log effect fire. Bespoke range of full length cupboard and drawers with shelving. Porcelain tiled flooring, period skirtings, exposed ceiling timbers. Double glazed French doors into



GARDEN ROOM 14'9" x 9'9" (4.53m x 3.02m) brick base with double glazed UPVC windows. Spotlighting and French doors to the garden. Ceramic tiled flooring and contemporary radiator. Underfloor heating.



Garden Room

KITCHEN 11'5" x 8'8" (3.49m x 2.69m) rear aspect double glazed window with views to the garden. A good range of cream coloured base and wall mounted cupboard and drawer units. Integrated fridge, freezer as well as a Hoover electric oven and four ring Zanussi hob with extractor above. 1 ¼ sink drainer unit with mixer tap, integrated dishwasher. Ample marble effect working surfaces with matching upstand and cooker splashback, under cupboard lighting. Extractor, recessed lighting.



HALLWAY with porcelain tiled floor.

CLOAKROOM with white low level wc with concealed cistern. Vanity unit with mixer tap and cupboard below. Majority tiled walls and display shelving. Brass coloured towel rail radiator. Wood effect laminate flooring. Recessed lighting.

UTILITY ROOM 4'9" x 3'9" (1.48m x 1.20m) front aspect double glazed window. Cream coloured base and wall mounted cupboards. Single stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine and porcelain tiled flooring.

From the Living Room is a turning staircase to

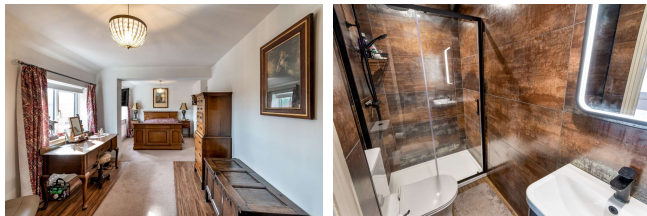
FIRST FLOOR LANDING with access to roof void. Exposed ceiling timbers. Built-in shelved linen cupboard.

MASTER BEDROOM SUITE

Dressing Area with two floor to ceiling double wardrobes with partially mirror fronted doors with ample hanging and shelving space. Double glazed front aspect window. Part carpeted and part laminate flooring.

Bedroom 22'9" x 9'6" (6.97m x 2.93m) double glazed window with views to the front garden and distant views to open countryside. TV aerial lead. Period skirtings. Door to

Refitted En Suite Shower Room 8'7" x 3'8" (2.65m x 1.15m) full width shower cubicle with mains fed shower, black handheld shower attachment and raindrop shower head. White low level wc, vanity unit with dark grey high gloss cupboards below and black mixer tap. Bronze effect ceramic tiled walls. Laminate flooring, anthracite towel rail radiator, extractor and recessed lighting.



BEDROOM TWO 18'5" x 10'4" (5.63m x 3.17m) maximum dimensions. Rear aspect double glazed window overlooking the garden. Built-in double wardrobes with hanging and shelving

space. Exposed ceiling timber. Additional access to roof void. **Dressing room** rear aspect double glazed window. Telephone point.



REFITTED FAMILY BATHROOM 9'0" x 6'8" (2.78m x 2.06m) rear aspect obscure double glazed window. Four piece white suite comprising aqua boarded panel enclosed bath with black mixer taps. Low level wc. Vanity unit with mushroom coloured doors below with black mixer tap. Walk-in shower cubicle with glazed screen, mains fed shower with black handheld attachment and raindrop shower head. Black coloured towel rail radiator. Partially aqua boarded walls, recessed lighting. Extractor and laminate flooring.



OUTSIDE

The property offers open planned and attractively landscaped gardens with railway sleeper edging and split level with Astro turfed area, slated area. Tiled steps to the front door. A good sized front aspect raised paved patio with recessed lighting. Access to LPG tank for central heating. Shared block paved driveway for the courtyard. Two parking spaces to the front with two electric charging points.

DOUBLE GARAGE 17'8" x 17'3" (5.41m x 5.26m) with two up and over electrically operated roller doors, security lighting to the front, power and light. Pedestrian access leading to the recently landscaped rear garden.

The rear garden is fenced to all sides, large, paved patio with matching steps up to the first area of Astro turfed lawn with railway sleeper retaining walls. Additional steps up to the full width paved patio with external lighting and water supply.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

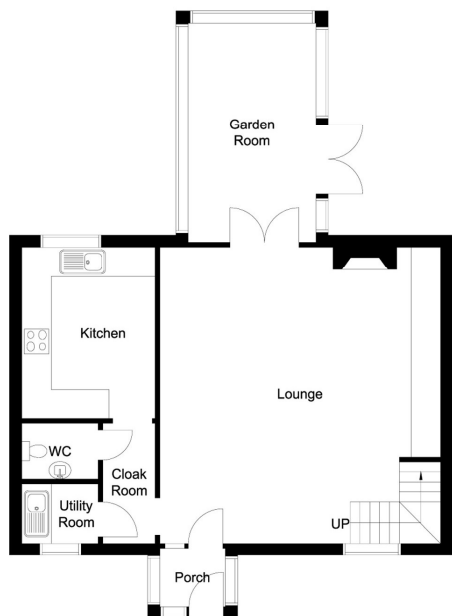
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

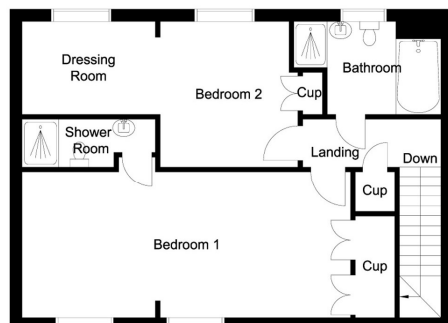
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in April 2025.

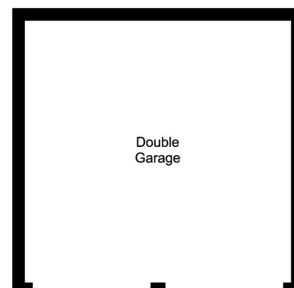
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2025



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