



10 Old Hall Gardens

Coddington, Newark, NG24 2QJ

Guide Price £300,000 to £325,000



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## 10 Old Hall Gardens

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\*\*\*DETACHED FAMILY HOME TUCKED AWAY ON A GENEROUS PLOT\*\*\* Guide Price £300,000 to £325,000. This well presented family home is tucked away in a highly sought after location in the village of Coddington and is nicely positioned on a plot of approximately 0.14 acres. The property offers potential to extend subject to planning permission. The beautiful, landscaped gardens provide tranquillity and a lovely outdoor space to enjoy those summer days. The ground floor accommodation comprises an entrance hall, a light & airy dual aspect lounge, dining room, kitchen, conservatory, downstairs WC and a rear porch. The kitchen has a range of wall & base units incorporating appliances to include a fridge freezer, dishwasher and a Rangemaster cooking range. There is a large cupboard that houses the gas central heating boiler and has space and plumbing for a washing machine. The first floor landing leads to three bedrooms and a modern shower room. The property benefits from gas central heating and UPVC double glazing. The property is accessed via a private shared driveway which leads to two properties. The driveway provides parking for several vehicles and gives access to the garage which has power & lighting with a further gravelled parking area. The well maintained wrap around gardens are mainly laid to lawn with a variety of shrubs, bushes and flowers, a large paved seating area, greenhouse, garden shed and a water feature.

### Location

Coddington is a sought after village that benefits from a good primary school, easy access to bus routes for Sleaford & Grantham grammar schools, local pubs, walks, a park and a regular bus service to Newark where you will find many amenities. Coddington is a favourite for commuters due to the easy access for the A1, A17, A52 & A46.

Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Grantham, Sleaford, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes

### Entrance Hall







**Lounge**  
18'7 x 11'6 (5.66m x 3.51m)

**Conservatory**  
10'5 x 8'3 (3.18m x 2.51m)  
max measurements

**Dining Room**  
12'4 x 11'0 (3.76m x 3.35m)

**Kitchen**  
9'2 x 9'0 (2.79m x 2.74m)

**Porch**

**Downstairs WC**  
7'10 x 3'8 (2.39m x 1.12m)

**Landing**

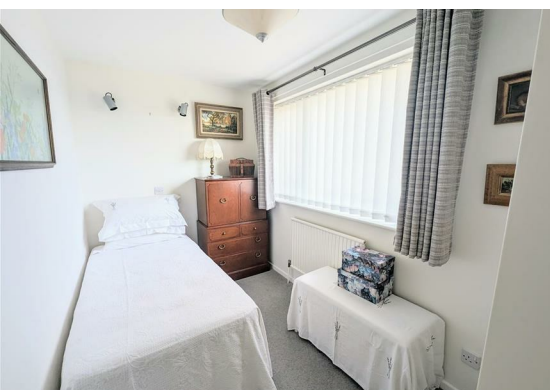
**Bedroom One**  
11'11 x 11'6 (3.63m x 3.51m)  
max measurements

**Bedroom Two**  
11'0 x 8'9 (3.35m x 2.67m)

**Bedroom Three**  
11'6 x 6'7 (3.51m x 2.01m)

**Shower Room**  
8'6 x 7'10 (2.59m x 2.39m)  
max measurements

**Garage**  
16'0 x 9'0 (4.88m x 2.74m)





## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

