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16 Manor House Drive  
North Muskham, NG23 6FE  
Guide Price £325,000



## 16 Manor House Drive

North Muskham, NG23 6FE

\*\*\* GREAT FAMILY HOME\*\*\* Guide Price £325,000 to £350,000. This detached family home on Manor House Drive, North Muskham is set in a charming location with open views and boasts a lounge, dining room, conservatory, kitchen, utility, downstairs WC, four bedrooms with ensuite to master and a modern family bathroom.

Upon entering this property, you are greeted by a sense of space with three well-appointed reception rooms that offer the perfect setting for entertaining guests or relaxing with family. The natural light flooding through the windows creates a warm and inviting atmosphere throughout.

The four bedrooms provide ample space for a growing family or those in need of a home office or guest room.

The property benefits from oil fired central heating and new UPVC double glazing.

Outside the front offers ample of parking for several vehicles and gives access to the integral garage. The rear garden is enclosed and is mainly laid to lawn with raised borders, seating area and a garden shed.

Situated in a desirable location, this detached house offers not only great living space but also a sense of community and tranquillity. Manor House Drive is known for its peaceful surroundings and friendly neighbours, making it an ideal place to call home.

North Muskham is located 4.7 miles away from Newark, it has many amenities which include a primary school, church, an Indian restaurant and a public house. There are many country walks nearby along the River Trent for walking enthusiasts. North Muskham has easy access to good transport links to include the A1, A52, A46 and the A17. Newark is a busy market town situated on the river Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour 15.

### Entrance Hall

### Living Room

16'8" x 10'6" (5.08m x 3.20m)

### Dining Room

10'5" x 9'5" (3.18m x 2.87m)

### Conservatory

11'3" x 10'0" (3.43m x 3.05m)

### Kitchen

11'7" x 10'8" (3.53m x 3.25m)

### Utility Room

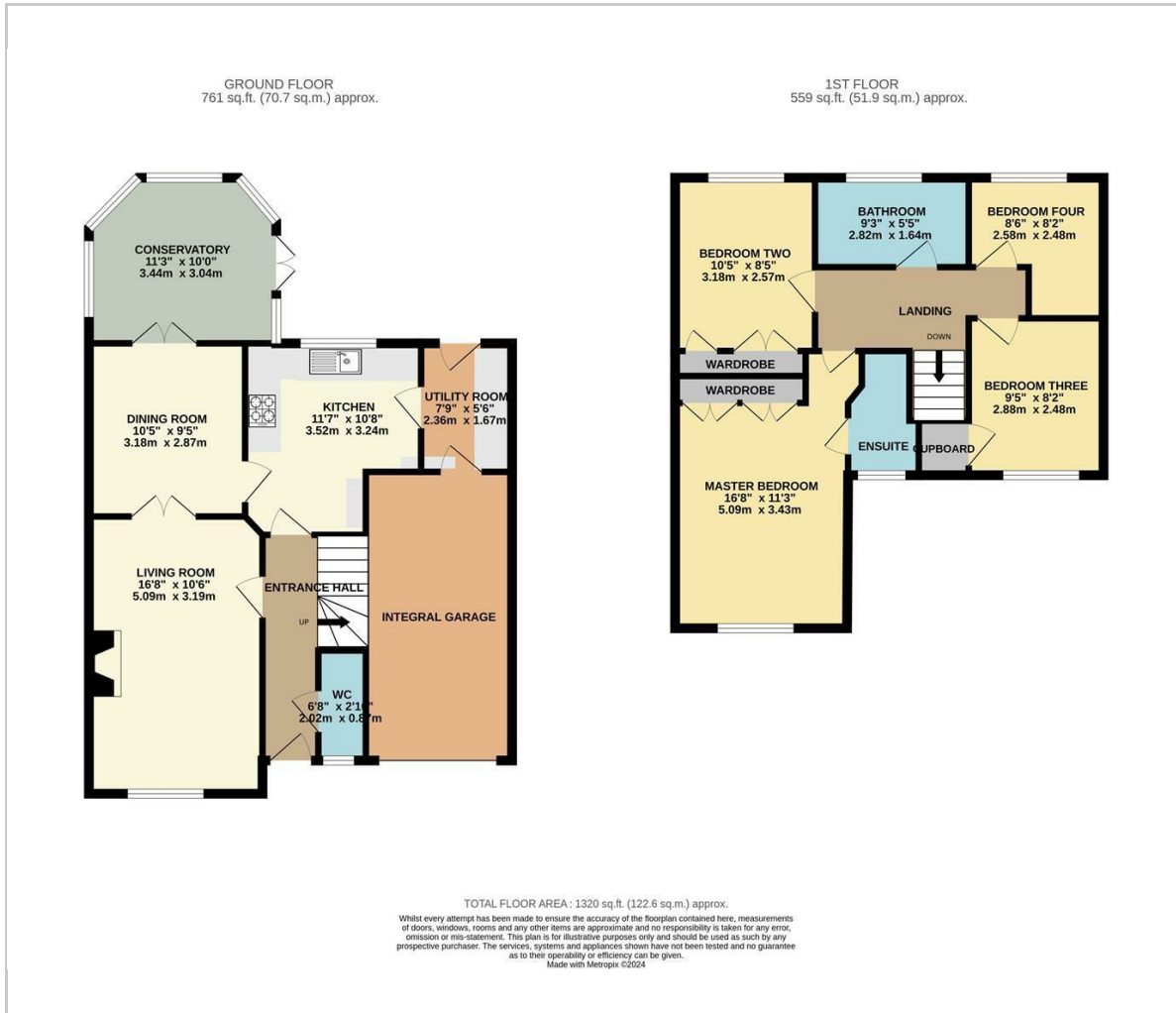
7'9" x 5'6" (2.36m x 1.68m)





- WC**  
6'8 x 2'10 (2.03m x 0.86m)
- Landing**
- Bedroom One**  
16'8 x 11'3 (5.08m x 3.43m)
- Ensuite**
- Bedroom Two**  
10'5 x 8'5 (3.18m x 2.57m)
- Bedroom Three**  
9'5 x 8'2 (2.87m x 2.49m)
- Bedroom Four**  
8'6 x 8'2 (2.59m x 2.49m)
- Bathroom**  
9'3 x 5'5 (2.82m x 1.65m)

## 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

