

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



3 The Spinney, Elston, Newark, NG23 5PE

Guide Price £540,000



Property Description

Welcome to The Spinney in Elston, Newark - a charming location that could be the perfect setting for your new home. This detached home boasts three reception rooms, offering ample space for entertaining guests or simply relaxing with your family, fitted kitchen and separate utility room. With four bedrooms, bathroom and en suite to the ground floor bedroom, there is plenty of room for everyone to enjoy their own space and privacy.

Nestled in a tranquil neighbourhood, this property provides a peaceful retreat from the hustle and bustle of everyday life. The detached nature of this property ensures that you have your own private oasis to call home, with lawn garden to front and enclosed private rear patio garden and double detached garage with storage space over which offers great potential. In addition parking is available for at least five cars.

Offered with no upward chain we highly recommend an early viewing to appreciate this delightful home in this quiet cul de sac location.

Don't miss out on the opportunity to make The Spinney your new address. Come and explore the potential that this property holds for you and your loved ones.

ELSTON

Elston is conveniently situated within commuting distance of Newark, Bingham, Leicester and Lincoln. There are nearby access points to the A46 and A1 dual carriageways. With the benefit of Elston Primary School rated good by Ofsted which is just a few minutes walk away and nearby Newark which has excellent shopping facilities which include a Marks and Spencers food hall on the new Maltkiln Retail Park as well as Waitrose, Asda, Morrisons and Aldi supermarkets within the town. Newark Northgate Railway Station has fast trains connecting to London King's Cross with a journey time of 75 minutes.



ENTRANCE HALL

Double glazed panel door to entrance hall. Engineered oak flooring. Radiator. Two double cupboards. Doors off and stairs rising to the first floor.

CLOAKROOM

7'05" x 5'06" (2.26m x 1.68m)

Fitted with a vanity wash hand basin and low flush WC. Double glazed window to the side elevation. Radiator.

STUDY/OFFICE

12'08" x 15'05" (3.86m x 4.70m)

Radiator. In-built book cases. Double glazed sliding patio doors to the side and double glazed window to the rear.

LIVING/DINING ROOM

25'02" x 13'04" (7.67m x 4.06m)

Wall lights and two radiators. Double glazed window to the front elevation and double glazed single patio doors to the rear. Double doors leading to;

LOUNGE

16'10" x 14'10" (5.13m x 4.52m)

Double glazed window to the front and side elevations. Wall lights. Radiator. Coal effect gas fire with brick inset and hearth.

UTILITY ROOM

10'09" x 6'11" (3.28m x 2.11m)

Fitted with wall and base units surmounted by a work surface inset with sink. Plumbing for washing machine and space for fridge/freezer. Double glazed window to the side. New Vaillant boiler. Radiator. Double glazed door to front which opens into side storage.



KITCHEN/BREAKFAST ROOM

14'10" x 8'0" (4.52m x 2.44m)

Fitted with a range of wall and base units surmounted by a work surface inset with stainless steel single sink unit. Breakfast bar. Appliances include electric double oven and gas hob with extractor over. Plumbing for dishwasher. Serving hatch. Splash back tiling to walls. Double glazed window to the rear. Radiator.







GROUND FLOOR BEDROOM ONE

13'08" x 10'10" (4.17m x 3.30m)

Double glazed window to the front elevation. Three fitted double wardrobes. Radiator.

EN-SUITE

7'04" x 5'05" (2.24m x 1.65m)

Fitted with a suite comprising pedestal wash hand basin, low flush WC and shower cubicle. Fully tiled walls and floor. Heated towel rail.

FIRST FLOOR LANDING

Velux window to the rear. Seating area.

BEDROOM TWO

15'0" x 12'11" (4.57m x 3.94m)

Double glazed window to the front elevation. Range of fitted wardrobes and eaves access. Radiator.

BEDROOM THREE

13'08" x 10'02" (4.17m x 3.10m)

Double glazed window to the front elevation. Radiator. Double wardrobe.

BEDROOM FOUR

10'0" x 8'01" (3.05m x 2.46m)

Double glazed window to the rear elevation. Radiator.

BATHROOM

10'11" x 8'05" (3.33m x 2.57m)

Airing cupboard housing the hot water cylinder with shelving. Fitted with a suite comprising bath with shower over, wash hand basin and low flush WC. Heated towel rail. Double glazed window to the side elevation. Door off which leads to boarded roof space with light and power supplied. Two Velux windows.

OUTSIDE

The front garden is laid mainly to lawn with flower and shrub borders and established trees. Tarmac driveway and blocked paved path to the front door with additional driveway leading to the double garage with storage space above with up and over door, power and light supplied and personal door. The rear garden has a flagstone patio and

path and again laid to lawn with mature shrubs, flowers and trees. Greenhouse.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

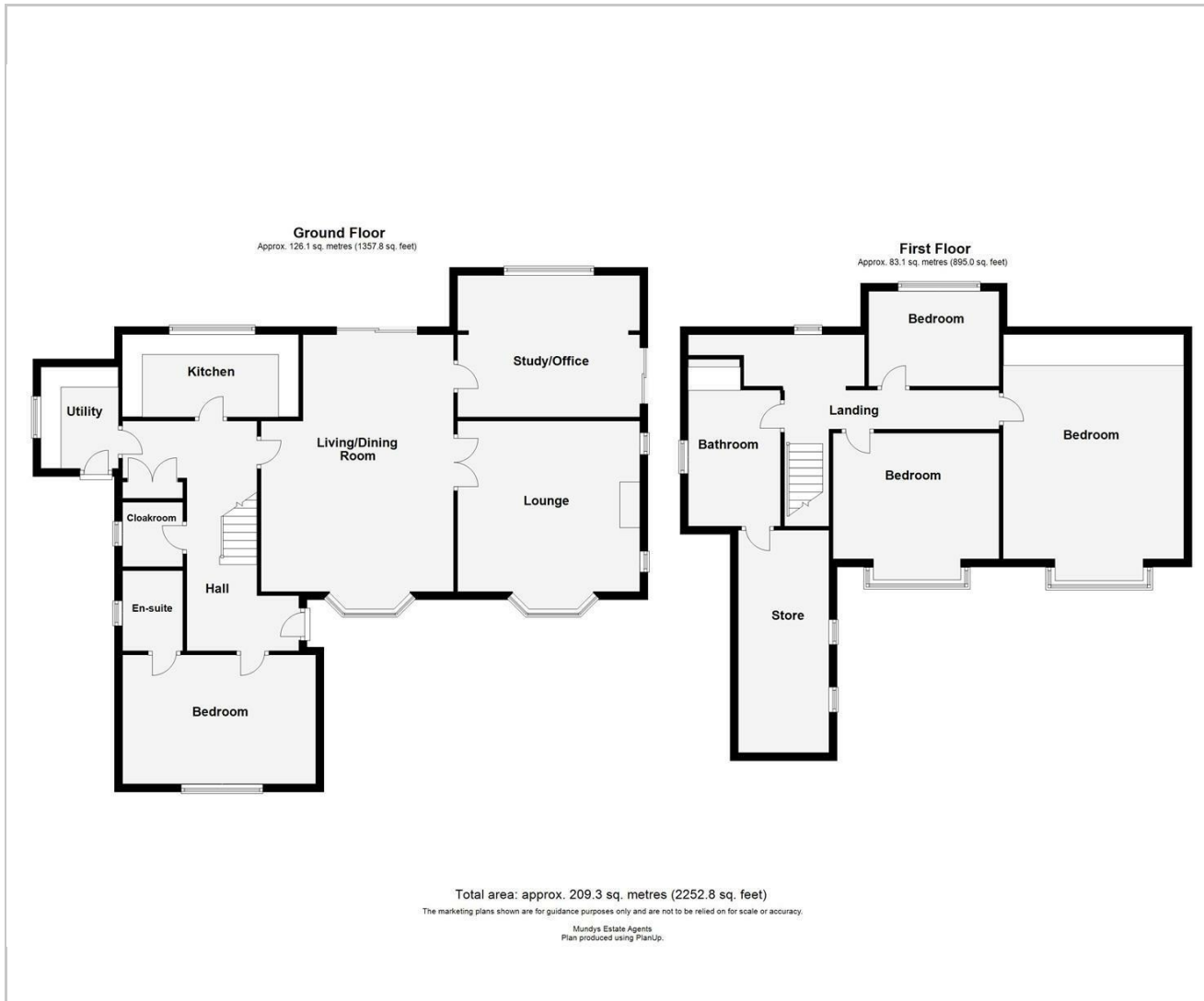
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the office, call 01636 700 888.





Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk
26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

