



Woodlands, Winthorpe, Newark

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 OLIVER REILLY



# Woodlands, Winthorpe, Newark

Guide Price £425,000 - £450,000

- SUBLIME DETACHED HOME
- WONDERFUL VILLAGE LOCATION
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- STUNNING GF W.C & FOUR-PIECE BATHROOM
- EXTENSIVE DRIVEWAY & INTEGRAL GARAGE
- THREE BEDROOMS
- QUIET CUL-DE-SAC POSITION
- EXTENDED LOUNGE & CONSERVATORY
- GORGEOUS LANDSCAPED PRIVATE PLOT
- EXQUISITE MODERN DESIGN. Tenure: Freehold EPC 'tbc'



**RECEPTION HALL:** 6'2 x 5'6 (1.88m x 1.68m)  
An eye-catching and inviting entrance space. Accessed via a secure graphite grey composite front door with obscure uPVC double glazed side-by-side full height windows to the front elevation. Providing oak engineered flooring, a ceiling light fitting, access through to the inner hallway and into the ground floor W.C.

**GROUND FLOOR W.C:** 5'7 x 4'9 (1.70m x 1.45m)  
Accessed via a complementary oak internal door. Of stylish modern design and generously proportioned. Providing tiled flooring. A low-level W.C and ceramic wash hand basin. Inset to a floating vanity drawer storage unit. Additional floating fitted vanity storage cupboard. Heated chrome towel rail. Contemporary floor to ceiling walled tiled splash backs. Recessed ceiling spotlights and a high-level uPVC double glazed window to the front elevation.

**INNER HALL:** 11'1 x 6'2 (3.38m x 1.88m)  
With continuation of the oak engineered flooring. Providing carpeted stairs, rising to the first floor, via a lovely oak staircase with clear glass balustrade and an oak handrail. Double panel radiator, ceiling light fitting. Access into the open-plan family kitchen and large lounge/diner.

**LOUNGER/DINER:** 25'10 x 10'10 (7.87m x 3.30m)  
Accessed via a complementary oak internal door. A VERY GENEROUS living space. Providing oak engineered flooring. The front elevation has been extended to create a sufficient dining space, with double panel radiator and uPVC double glazed window to the front elevation. The lounge area hosts two wall light fitting, a double panel radiator, central heating thermostat and an exposed fireplace, with functional open-fire and a raised stone hearth and surround. Access into the conservatory via uPVC double glazed sliding doors.

**CONSERVATORY:** 11'4 x 10'5 (3.45m x 3.18m)  
A delightful space. Enjoying a captivating outlook over the hugely private garden. Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing carpeted flooring, a double panel radiator, ceiling fan with light fitting. uPVC double glazed windows to both side and rear elevations/ uPVC double glazed French doors open inwards. Giving access out to the garden.

**DINING AREA:** 12'4 x 7'5 (3.76m x 2.26m)  
Accessed via the inner hallway, via a complementary oak internal door. A lovely modern space. Providing tiled flooring, two double panel radiators, recessed ceiling spotlights, a TV point and two uPVC double glazed windows to the rear elevation, side-by-side via a clear glass uPVC double glazed rear external door. Giving access out to the garden. OPEN-PLAN access through to the wonderful kitchen/ dining space.

**OPEN PLAN BREAKFAST KITCHEN:** 18'1 x 13'2 (5.51m x 4.01m)  
SIMPLY STUNNING! With open-plan access through via the living/ dining area. With continuation of the tiled flooring. The high-specification fitted kitchen hosts a vast range of fitted cream and grey high-gloss wall and base units with Quartz work surfaces and up-stands. Accompanied by LED plinth lighting and wall unit under lighting. Inset 1.5 bowl 'BLANCO' sink with chrome mixer tap and drainer. Integrated 'SIEMENS' medium height double oven with warming drawer. Integrated full height fridge, under counter freezer, washing machine and dishwasher. A large central island hosts sufficient dining space, with further under counter base units. Recessed ceiling spotlights and uPVC double glazed BI-FOLDING DOORS. Opening out onto the generous Indian sandstone patio, within the lovely rear garden.

**FIRST FLOOR LANDING:** 9'3 x 2'9 (2.82m x 0.84m)  
With carpeted flooring, a ceiling light fitting, loft hatch access point and a uPVC double glazed window to the front elevation. Access into the family bathroom and all three bedrooms.

Guide Price:£425,000 - £450,000. SIMPLY SUBLIME...!  
Words fail to replicate the true magnitude of this EXQUISITE detached home. Peacefully tucked away at the head of a delightfully alluring cul-de-sac, within the picturesque village of Winthorpe. Conveniently situated for ease of access onto the A46, A1 and into Newark, Lincoln and Grantham. This truly divine residence is a real credit to the existing owners. Having sympathetically done all the hard work for you! Creating a SPACIOUS, STYLISH & STUNNING free-flowing home. Completed to a high specification. Ready and waiting for you to STEP INSIDE! To gain a full sense of appreciation. The trendy internal accomodation comprises: Inviting reception hall, large ground floor W.C, inner hall with an eye-catching oak staircase and glass balustrade. An EXTENDED lounge/ diner, leading into a lovely conservatory overlooking the IMMENSLEY PRIVATE garden. The icing on the cake has to be the FABULOUS OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Packed with integrated modern appliances, a breakfast island, sufficient entertaining space and wonderful BI-FOLDING DOORS. Opening into the garden... bringing the outside... inside! The first floor landing provides all oak internal doors, into a beautiful FOUR-PIECE bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom boasts extensive fitted wardrobes and further integrated furniture. Externally, the 0.15 of an acre PRIVATE PLOT is a REAL HEAD TURNER. Captivated by a high-degree of privacy. Professionally landscaped to the rear, with a huge raised seating space, external entertainment hut and extensive Indian sandstone patio, directly from the bi-fold doors. The front aspect is greeted by a multi-car driveway, with access into the integral garage. Double gates to the right elevation. Present further parking options. Further benefits include uPVC double glazing and gas central heating. This incredible find is sure to tick all of your boxes! Oozing sheer quality from the outset!





#### MASTER BEDROOM:

Accessed via a complementary oak internal door. A LOVELY DOUBLE BEDROOM. Located to the rear of the house. Providing carpeted flooring, recessed ceiling spotlights, a double panel radiator, extensive fitted wardrobes. Substantial fitted bedroom furniture. Including: A bed, two bedside tables with reading lights, two base drawer units, a vanity work surfaces and inset mirror. uPVC double glazed window to the rear elevation. Overlooking the gorgeous rear garden.

11'8 x 10'10 (3.56m x 3.30m)

#### BEDROOM TWO:

Accessed via a complementary oak internal door. An ADDITIONAL DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the wonderfully private garden.

11'1 x 8'9 (3.38m x 2.67m)

#### BEDROOM THREE:

Accessed via a complementary oak internal door. A well-proportioned bedroom. Located to the front of the house. Providing carpeted flooring, a double panel radiator, ceiling light fitting, telephone point and a large uPVC double glazed window to the front elevation. Overlooking the well-appointed front garden and driveway.

10'10 x 6'9 (3.30m x 2.06m)

#### FOUR-PIECE BATHROOM:

Accessed via a complementary oak internal door. Of STUNNING contemporary design. Providing tiled flooring with under-floor heating. An attractive oval double-ended bath with freestanding chrome mixer tap. Walk-in shower with mains shower facility and rainfall effect shower head. Low-level W.C with integrated push-button flush and side-by-side vanity storage units. Ceramic wash hand basin with chrome mixer tap, inset to a fitted floating vanity storage unit. Additional floating storage cupboard. Heated towel rail, stylish floor-to ceiling tiled splash backs. Recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation. Max measurements provided.

9'2 x 7'9 (2.79m x 2.36m)

#### INTEGRAL GARAGE:

Accessed via a manual up/over garage door. Providing power and lighting. A uPVC right side personnel door gives access onto the side driveway and into the garden.

10'8 x 8'9 (3.25m x 2.67m)

#### EXTERNALLY:

The property stands proud at the head of a lovely and quiet cul-de-sac. Standing on an enviable 0.15 of an acre private plot. The front aspect is greeted by a sweeping multi-car driveway, with access into the integral single garage. The front garden is partly laid to lawn, with established planted borders and a mature tree. There are high-level fenced and hedged boundaries. Double wrought-iron access gates to the right side elevation provide additional off-street parking options, if required, with an outside tap and external light. Leading into the WONDERFULLY PEACEFUL, PRIVATE AND EXPERTLY LANDSCAPED rear garden. Enjoying and extensive Indian sandstone patio, directly from the open-plan living space, with two up/down lights. The garden is predominantly laid to lawn with beautifully maintained planted/gravelled borders. Steps lead up to a raised paved seating/entertainment area giving a wonderfully heightened outlook over the garden, with external power socket. There is access into the external entertainment hut, with power and lighting. There is also provision for a garden shed. There is an additional external power point. The garden retains a high-degree of privacy, with a tree-lined outlook to the left/rear aspect. There are fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,313 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral garage.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'bbc'- On Order**

**Local Information & Amenities: Winthorpe**

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	