



## Meadow Lane

Weston, Newark, NG23 6SU

Offers over £300,000



Clark Estates are delighted to present to the open market this spacious property that offers ample of room and open areas, providing a sense of freedom and comfort inside and out with views over looking the fields.



### Description

An extended beautiful four bedroom semi detached property in a cul de sac location over looking the fields. The property briefly consists of two reception rooms, kitchen, dining room, two bathrooms, three double bedrooms and a single bedroom. The loft is also accessible up the stair well which is all border for extensive storage.

### Approaching The Property

The property is located in a cul de sac with a block paved drive for approximately 5 cars, gated side entrance leading to the side of the property leading around to the rear garden.

### Hallway

The property is entered through the new composite door in to the hallway with tiled floor and recess lighting. The electric meter is located in the hallway in a cupboard.

### Dining Room 10'5" x 10'0" (3.20m x 3.06m)

The dining room is situated next to the kitchen with a side facing window, carpet tile floor, understairs storage and space to host a lavish dinner party or enjoying a quiet family meal. The boiler is located in the dining room.

### Kitchen 17'6" x 10'7" (5.35m x 3.25m)

Gleaming wood countertops line the walls, providing ample workspace for culinary creations with high gloss custom cabinetry with slow release doors and drawers to the floor and walls with an electric four ring hob, electric fan assisted oven, steam oven and built in microwave, there is space for an American fridge / freezer, washer, dryer and dishwasher. A spacious kitchen with breakfast bar seating with lighting offers a casual dining option, ideal for busy mornings or casual gatherings. The kitchen flows effortlessly into the formal dining room.

### Living Room 17'10" x 9'10",0'0" (5.45m x 3.00m)

The living room exudes elegance and warmth, with a large front facing window that allows natural light to flood the space, highlighting the tasteful decor. A cosy fireplace sits nestled as a centre feature, carpet to the flooring, radiator with TRV and two ceiling lights. Beyond the living room, a set of French doors opens into the second reception room seamlessly blending the two rooms together.

### Media Room (2nd Reception) 16'4" x 13'1" (5.00m x 4.00m)

Welcome to the ultimate entertainment hub—a room designed for immersive viewing experiences and relaxation. As you step into this inviting space, your eyes are immediately drawn to the focal point: the media wall adorned with a sleek, large-screen television. The room is strategically laid out to optimize comfort and functionality with ample of space for oversized sofas for inviting guests to sink in and enjoy the show. The room has grey wood effect laminate flooring, recess lights and LED wall lights to enhance the mood of the viewing experience. During the warmer nights the French doors can be opened to enjoy into the rear garden to enjoy the noises of the countryside.

### Ground Floor Shower Room 7'4" x 6'10" (2.25m x 2.10m)

The property benefits from an additional bathroom on the ground floor with a shower cubicle with a gravity fed shower with aqua board walls, sink encased in a vanity unit and a wc with a slow release seat, chrome towel rail and vinyl flooring.

### Stairs & Landing

A nice size landing with carpet and centre light with a storage cupboard.

### Master Bedroom

As you explore the upper levels of the property, you'll discover a master suite that is a sumptuous king-sized plus bedroom with a trio of sliding mirror door wardrobes, two radiators, ample of electric sockets, laminate flooring, flanked by two windows that offer views of the beautiful garden and panoramic views of the surrounding Countryside.

### Bedroom Two 11'3" x 11'2" (3.44m x 3.42m)

The second bedroom is a double bedroom front facing with carpet, radiator, recess lights and storage in the recess.

### Bedroom Three 10'2" x 9'1" (3.10m x 2.77m)

A double bedroom front facing with carpet, radiator and storage cupboards.

### Bedroom Four 7'0" x 7'2" (2.15m x 2.20m)

A single room rear facing with carpet, radiator and built in wardrobes and shelving.

### Bathroom 9'4" x 5'9",6" (2.85m x 1.80m)

The bathroom consists of a jacuzzi bath with a centre mixer tap with aqua boards to the walls, sink encased within a vanity unit, wc, radiator and recessed lighting and vinyl flooring.

### Rear Gardens

The rear garden offers lush colour, mature shrubs and small trees, and manicured lawns which create a serene oasis, patio area, astro turf area perfect for outdoor entertaining or peaceful reflection with two gazebos that offers a shaded retreat for lazy afternoons.

### Disclaimer

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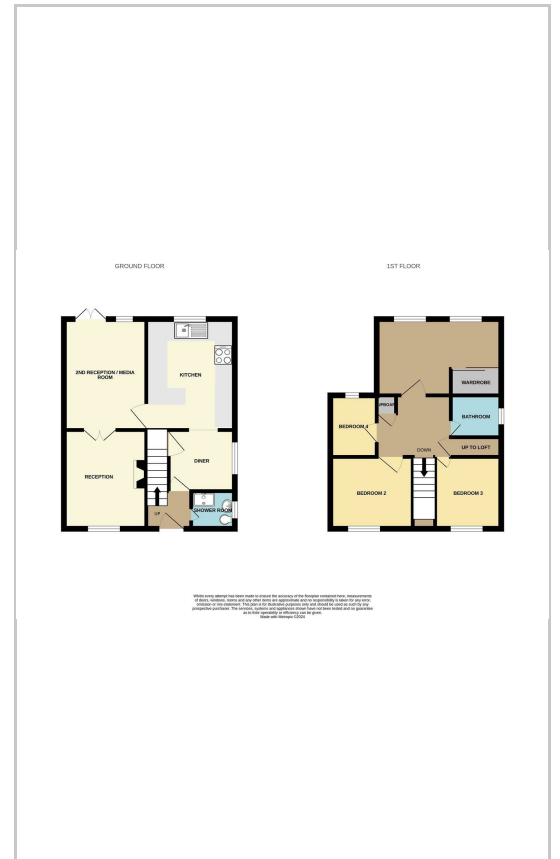
### Additional Information

The property benefits from oil central heating.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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