



## Priestgate

East Markham, Newark, NG22 0QT

£330,000



Welcome to this charming property located in the picturesque village of East Markham. This delightful house boasts a spacious reception room with three cosy bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

This property features two well-appointed bathrooms, located on both floors with the benefit of a bathroom and shower room ensuring convenience and comfort for all residents.

The tranquil surroundings offer a peaceful retreat from the hustle and bustle of city life, making it an ideal place to call home.

Don't miss out on the opportunity to own this lovely house in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this property your own.



### Description

This semi detached three bedroom family home is located in a popular location within East Markham, with a garden for all keen gardeners. The property briefly comprises of; an entrance porch, lounge, kitchen, ground floor shower room, three bedrooms, bathroom and sperate wc.

The front has a gated driveway and a generous size rear garden with a summer house and two garden sheds.

This property MUST BE VIWED

### Porch & Hallway

The property is entered either through the front porch into the inner hallway or through the front facing door leading through to the kitchen.

### Lounge 20'9" x 12'4" (6.35m x 3.78m)

The lounge has front and rear facing window allowing the natural light to flood within, with carpet, radiator and a centre feature of a York stone fire place with solid wood mantel and shelving.

### Kitchen 13'3" x 8'10" (4.05m x 2.70m)

The kitchen has dark oak effect wood base and wall units, new kitchen worktops, sink under the rear facing window, electric oven and hob, space for washing machine, part tiled walls and laminate flooring.

### Shower Room

The original garage has been converted into a ground floor shower room consisting of a double walk in shower cubicle with glass screen and an electric shower, tiled walls and floor, wc and hand basin and recess lighting and a small oblique front facing window.

### Stairs & Landing

To the foot of the carpet stairs there is a built in storage cupboard with stairs leading to the first floor with a window to the side elevation, generous size landing and access to the loft.

### Master Bedroom 11'3" x 10'11" (3.45m x 3.35m)

A double room front facing with a built in sliding wardrobe and wooden storage cupboard, laminate flooring and ceiling light.

### Bedroom Two 10'0" x 9'6" (3.05m x 2.90m)

A double bedroom rear facing with built in glass sliding door wardrobe, laminate flooring and ceiling light.

### Bedroom Three 7'4" x 9'0" (2.26m x 2.75m)

The third bedroom is a generous size single bedroom with the bulk head of the stairs inside, front facing with upvc window.

### Bathroom 6'0" x 5'8" (1.85m x 1.75m)

A rear facing bathroom comprising of aqua board walls, hand basin and bath with mixer tap with shower house, recess lighting and radiator.

### WC

No waiting for the toilet as it is separate to the bathroom and has aqua board wall and wc with an oblique side facing window.

### Outside

To the front of the property there are wrought iron gates leading to the block paved driveway that will accommodate two vehicles, hedge round the front of the lawn with established shrubs and flowers. The rear garden can be accessed through the front facing upvc door leading through an under covered hallway which has an outside tap for front garden usage, leading round to the back garden.

The rear garden offers almost everything from two lawn areas, established shrubs and plants, summer house with electrics and lighting, two sheds, patio area, rose garden, wrought iron archway with a path both sides of the garden leading to the bottom, double water tap and outside electrics. Behind the fencing to the bottom is open fields.

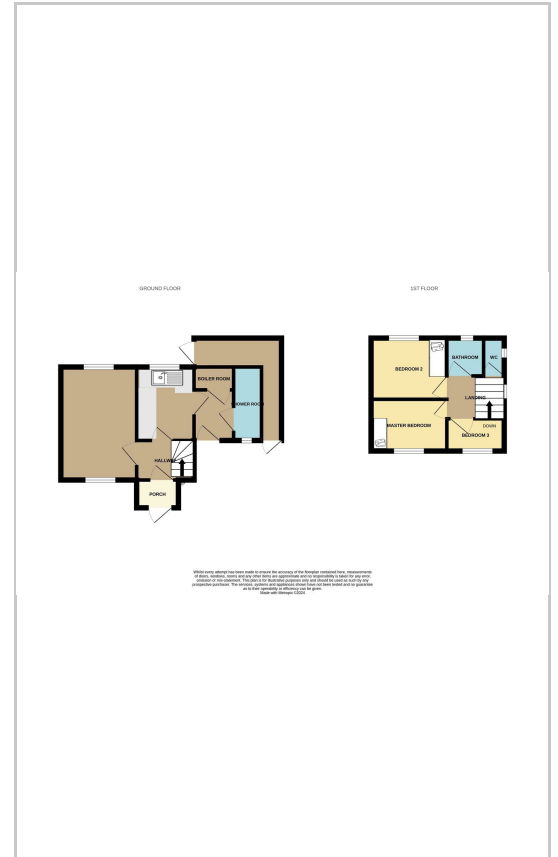
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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