



School Lane

Kneesall, Newark, NG22 0AE

Offers over £400,000



Nestled in the charming village of Kneesall, Newark, this delightful detached house on School Lane offers a perfect blend of comfort and rustic living. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house boasts two bathrooms, ensuring convenience for all residents and guests alike. This thoughtful layout enhances the practicality of daily life, making it an excellent choice for busy households.

Surrounded by the picturesque countryside, the location offers a peaceful retreat. The village of Kneesall is known for its friendly community and scenic views, making it a wonderful place to call home.

This property presents a fantastic opportunity for those looking to settle in a tranquil setting without compromising on space and comfort.



Description

Built in the late 19th century on part of the then Earl of Manvers Estate and later occupied by Mr Smalley, local tailor. Smalley House is situated in a desirable village location within a conservation area and is a fine example of a Victorian detached house boasting character features encompassing oak doors, ceiling beams and floors, Georgian style double glazing to windows with oak lintels, some internal doors with bevelled glass and several original fireplaces. The tastefully improved and refurbished living accommodation on offer comprises reception hall, spacious dining kitchen, snug/office, sitting room and shower room on the ground floor. The first floor offers three double bedrooms and luxury bathroom suite whilst there is an oil fired central heating boiler, large garage with utility area and store, block paved, gated driveway providing ample off road parking and delightful, landscaped gardens to the front side and rear.

Entrance Hall

Entering the property into a tiled hallway

Enter through the timber front door with inset glazed panel into the reception hall. Quarry tiled floor, radiator, coat hook racks, vaulted ceiling with exposed trusses, lighting and conservation skylight.

Kitchen / Diner 18'4" x 18'4" (5.6m x 5.6m)

The kitchen / dining area is a 'L' shaped room fitted with a contemporary range of wall and base units, straight edge worktops and white tiled splashbacks, inset one and a half bowl ceramic sink and drainer unit with mixer tap. Stainless steel Falcon dual fuel cooking range with stainless steel chimney overhead extractor hood and fan, integral dishwasher, plumbing and space for American style Fridge / freezer. Multi fuel burning stove recessed to brickwork fireplace set on feature stone hearth with overhead oak mantelpiece, kickboard mounted Diamond convector heater powered by the central heating boiler with thermostat, exposed ceiling beams with spotlights and window to the rear elevation. Dining area with window to the front elevation, telephone point, radiator, high mounted double wall cupboard housing the consumer unit and electric meter, ceramic tiled floor throughout.

Lounge 14'5" x 11'1" (4.4m x 3.4m)

The lounge has a window with to the rear elevation, multi fuel burning stove recessed to the brickwork fireplace set on stone hearth with overhead oak mantelpiece, TV aerial connection, radiator, engineered oak flooring, ceiling pendant light, rail and spindle staircase rise to the first floor landing with storage cupboard underneath.

Study 9'2" x 7'2" (2.8m x 2.2m)

A multi purpose room with French windows onto the rear garden, radiator, engineered oak flooring and ceiling pendant light.

Ground Floor Shower Room 6'3 x 4'8 (1.91m x 1.42m)

Fitted with a white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and close coupled W.C. Chrome towel rail radiator, part wood panelled walls, Manrose extractor fan, quarry tile floor, vaulted ceiling with exposed trusses, lighting and conservation skylight.

Stairs & Landing

With carpet, heating controls and velux window allowing the natural light to flood within.

Master Bedroom 12'1" x 11'1" (3.7m x 3.4m)

A double bedroom with a window to the rear elevation, original cast iron fireplace recessed to the chimney breast set on tiled hearth, radiator, carpet and ceiling pendant light.

Bedroom Two 11'9" x 11'1" (3.6m x 3.4m)

A double bedroom with window to the side elevation over looking the garden, original cast iron fireplace recessed to the chimney breast set on a stone hearth, radiator, carpet, exposed ceiling beams and pendant light.

Bedroom Three 10'2" x 8'10" (3.1m x 2.7m)

A single bedroom with a small window to the rear elevation, radiator and velux window, TV aerial connection, carpet flooring, ceiling down lights.

Bathroom

Relax in a beautiful bathroom with a fitted contemporary white four piece suite comprising freestanding roll top bath with a mixer central tap with hose, tiled corner shower enclosure with an extractor fan, large rectangular wash hand basin inset to vanity unit and close and W.C. Chrome heated towel rail, radiator, navy painted part wood panelled walls with shelf, wooden flooring, ceiling eyeball down lights and velux skylight.

Outside

The property is approached from the side via the block paved threshold providing ample of private off road parking in front of the attached large garage with adjoining timber store and dwarf block walling to one side. A block paved pathway leads onto the frontage that is laid to raised lawn and raised flower and shrub bed with dwarf brick walling, mature flower and shrub borders, apple trees, timber fuel store, concealed oil storage tank, cold water tap, external power socket and wall lamps, fully enclosed by brick walling. Access is allowed via the timber gate onto the block paved area with gravel border, in turn leading to the good size side garden that is laid to paved patio and steps down onto the extensive lawn with mature flower and shrub borders, paved stepping stone pathway, brickwork well and decked area with gravel border. Pavestone steps lead up onto the rear access paved pathway with bark border and concrete area housing the gas bottles fuelling the cooking range hob, the garden being fully enclosed by open boarded timber fencing and brick walling.

Garage 16'0" x 13'5" (4.9m x 4.1m)

The garage has a timber folding up and over door, power, fluorescent strip lighting with a security alarm panel, double cupboards concealing the Boulter Buderus oil fired central heating boiler and Heatrae Sadia Megaflow pressurised hot water cylinder. Utility area with wall unit, tall cupboard and roll edge worktop having plumbing and spaces underneath for a washing machine and tumble dryer with inset stainless steel sink and drainer unit together with an additional, separate cold water tap.

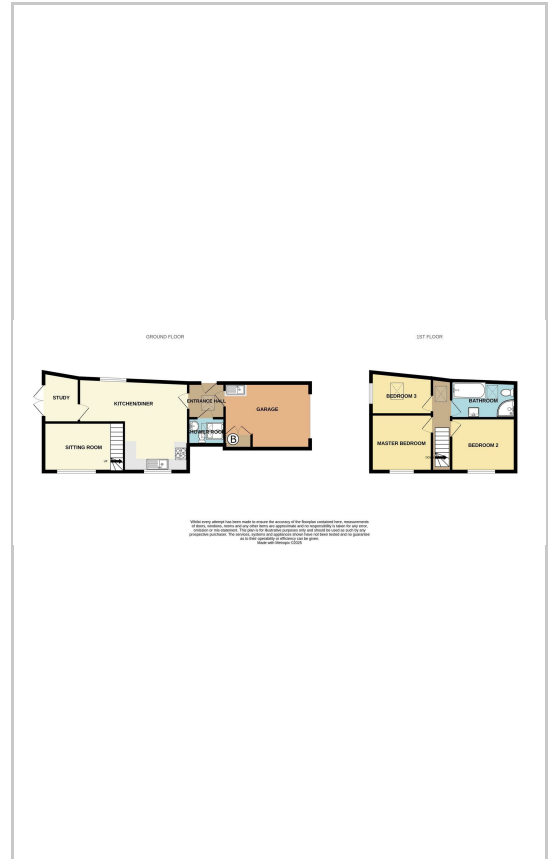
Additional Information

Planning has been approved for a two storey extension and re location of the garage. See plans attached. Kneesal is within a conservation area. Within walking distance is the school, play area, church and local Indian restaurant.

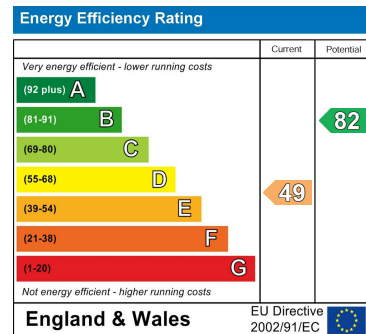
Area Map



Floor Plans



Energy Efficiency Graph



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