



Main Street

Walesby, Newark, NG22 9NU

£425,000



Clark Estates are delighted to present to the open market this delightful detached house on Main Street, Walesby which offers a perfect blend of comfort and generous space. With three well-proportioned reception rooms, this property is ideal for both entertaining guests and enjoying quiet family evenings. The versatile layout allows for various uses, whether you envision a cosy sitting room, a formal dining area, or a bright study.

Set in a popular location, this property benefits from the tranquillity of village life while remaining within easy reach of local amenities and transport links. The surrounding area offers a delightful community atmosphere, making it an excellent choice for families or those seeking a serene lifestyle.



Description

The house briefly comprises of three reception rooms, kitchen & utility, ground floor cloak room, three double bedrooms and a large shower room all providing ample space for family members or guests. To the outside there is a double garage with electric gates, side and rear gardens. This charming home presents a wonderful opportunity for anyone looking to settle in a welcoming environment. With the space on offer it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

Porch 8'3" x 5'0" (2.53m x 1.54m)

The property is entered through the front porch with full length windows to allow the natural light to flood within, tiled floor leading through into the hallway.

Hallway

The hallway has tiled floors leading through to the cloak room and kitchen, modern radiator, wall lights and coving to the ceiling and the benefit of a storage cupboard.

Kitchen 14'6" x 11'10" (4.42m x 3.62m)

The kitchen is entered off the hallway through the archway and comprises of Oak wall and base with part tiled walls, five ring gas hob, electric fan assisted oven, integrated dishwasher and fridge freezer. Onyx effect worktop with breakfast bar with a stainless steel sink and drainer inset with mixer tap. Dual aspect windows to the front and side.

Utility 13'5" x 4'9" (4.09m x 1.45m)

A multi functional open plan area with space for washing machine and dryer with worktop for an office area.

Cloak Room 7'1" x 3'2" (2.17m x 0.97m)

With part tiled walls, tiled floor, side facing obscure window, wc and hand basin.

Dining Room 19'0" x 15'1" (11'3") (5.80m x 4.60m (3.44m))

The dining room is a great attraction to the house with its solid Oak floor and Oak staircase with glass balustrade, coving, a centre decorative ceiling light and wall lights, modern radiator, patio door leading onto the side garden. Solid wood French doors lead into the formal sitting room.

Snug 10'11" x 10'0" (3.33m x 3.06m)

Want a cosy retreat? Then the snug is ideal, with the continuation of the solid Oak floor, modern radiator and upvc door with full glass allowing you to view the picturesque garden.

Formal Sitting Room 23'8" x 13'9" (7.23m x 4.21m)

The formal sitting room is of a generous size with three sets of patio doors leading out onto the rear and side gardens. With solid doors opening into the dining room this space is ideal for Christmas family gatherings are diner parties. Carpet, decorative coving and a white fire surround.

Stairs & Landing

The solid Oak stair case stands proudly off the dining room with carpet leading to the spacious landing with wall lights, decorative coving and a window and loft access.

Bedroom One 20'2"x 12'10" (6.16mx 3.92m)

The master room offers ample of space for relaxing with three double built in wardrobes, decorative coving, carpet and a hand wash basin nicely secluded in the corner. Dual aspect windows with curtain pelmets.

Bedroom Two 13'8" x 8'10" (4.19m x 2.70m)

The second bedroom is a double room rear facing with carpet, coving and three double built in wardrobes.

Bedroom Three 14'4" x 10'6" (4.37m x 3.21m)

A double bedroom with dual aspect windows, decorative coving double built in wardrobe and dresser and alcove area for office space..

Bathroom 11'3" x 8'10" (3.45m x 2.70m)

The bathroom is fully tiled with a double walk in glass shower with rain shower above and removable shower hose, radiator and a large chrome towel rail, wc and hand basin.

Outside

To the front of the property it is secured with electric gates with an intercom system, double garage with roller shutter door. To the side there is a storage cupboard, fish pond with low maintenance gravel area with established shrubs and the most beautiful climbing wisteria around the walls. Leading round to the back is a large patio leading up the York stone slabbed steps onto the circular slabbed area and lawn with a wooden garden shed. The gardens are fully enclosed.

Additional Information

The property benefits from solar panels which are owned.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

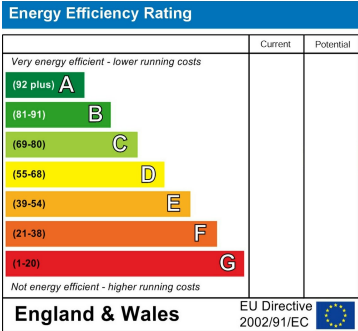
Area Map



Floor Plans



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.