



## HOLLY COTTAGE MAIN STREET NEWARK, NG22 0GT

**£550,000**  
**FREEHOLD**

Holly Cottage is a four-bedroom detached bungalow located in the highly sought-after village of West Markham, this truly enviable property has the benefit of a private gravelled driveway, a large double detached garage and landscaped gardens stretching out to open countryside. Internally there is flexible living accommodation with three reception rooms, a master bedroom with an Ensite bathroom, two/three further bedrooms, shower room, dining kitchen and a utility room.

**Kendra  
Jacob**

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# HOLLY COTTAGE MAIN

- Four-bedroom detached bungalow in sought-after West Markham
- Spacious reception hall with underfloor heating
- Modern kitchen with integrated appliances & countryside views
- Flexible living with three receptions/optional fourth bedroom
- Master bedroom with ensuite plus refitted family shower room
- Private driveway, large double garage & landscaped gardens



## Entrance Hall

The impressive dining and reception hall is the centre of the home where all the living accommodation flows seamlessly from. The hall has Karndean Flooring and under floor heating.

## Living Room

Living room, this is a spacious and light room having a large window to the rear elevation giving views of the landscaped gardens and open fields beyond

## Kitchen / Diner

Dining kitchen, the kitchen has been newly fitted with a traditional range of wall and base units along with a host of integrated appliances. A large window lets in an abundance of natural light and gives fantastic views along the garden to open countryside.

## Utility Room

Utility room also refitted with a range of storage units along with a door and window to the side of the property.

## Master Bedroom

The Master is a double bedroom with a built-in wardrobe along with windows to the front elevation.

## En-Suite

The En-suite bathroom has been fitted with a three-piece suite to include a corner bath, sink set onto vanity units and a WC. The bathroom has tiling to the floor along with a frosted window to the side elevation.

## Bedroom Two

Bedroom two is a double bedroom having windows to the front elevation.

## Bedroom Three

Bedroom three is again a double bedroom with windows to the front elevation.

## Family Bathroom

Bathroom, having been recently refitted with a beautiful three-piece suite to include a shower, WC and a wash hand basin set onto vanity units. There is an ornately tiled floor along with a frosted window to the side elevation.

## Sitting Room / Bedroom Four

Sitting room/bedroom four is a versatile room that can be a fourth bedroom or a second sitting room having French doors opening to the gardens.

## Outside

The property is entered through double timber gates which open onto the private gravelled driveway offering parking for a number of vehicles.

The large detached double garage has two sets of double wooden doors along with power and lighting connected. To the rear of the property are the landscaped, lawned gardens with mature, privet boundary hedging.

## Services

Mains water, electricity and drainage are connected. There is a LPG Gas fired central heating system to traditional wet panel radiators.

## Location

West Markham is a small, rural hamlet surrounded by open countryside, within the village is the 12th century Grade II Listed All Saints Church and equestrian centre. The

property conveniently sits around 2 miles from the village of Tuxford, which has an excellent range of local shops and facilities for everyday needs. Retford (6 miles), Worksop (11 miles), Newark (15 miles) and Lincoln (18 miles) offer a wider range of facilities including excellent education options for all ages.

The commuter is well served by the main line rail link from either Retford or Newark stations into London Kings Cross, taking from around 84 minutes, or the regional motorway network with the A1(M) close by. East Midlands and Leeds Bradford Airports provide regional flights to the continent.

#### Directions

Leaving the A1 at Markham Moor, head South on the B1164 towards Tuxford and after less than a mile take the first right hand turn into West Markham. Follow the road to the T junction and then bear left into Main Street, and the property will be found on your left-hand side.

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### ADDITIONAL INFORMATION

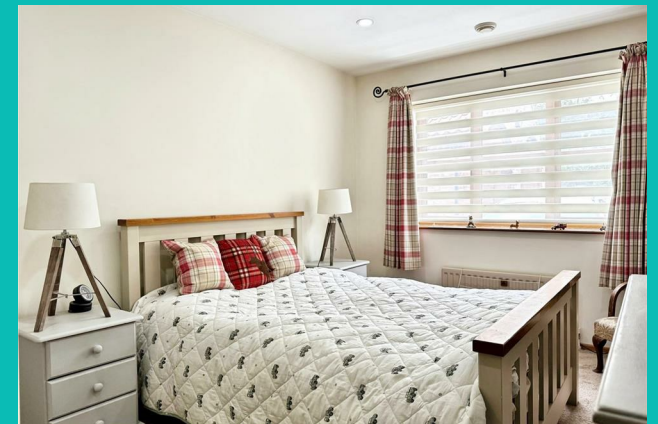
**Local Authority** – Bassetlaw

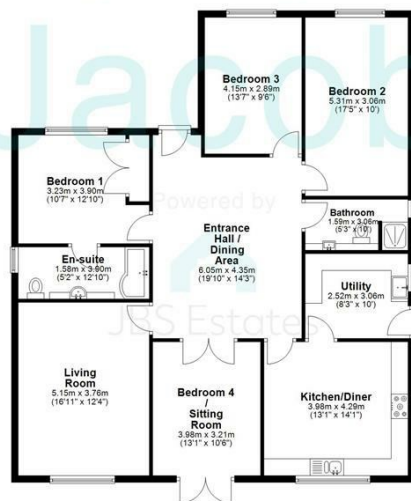
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1713.80 sq ft

**Tenure** – Freehold





Total area: approx. 159.2 sq. metres (1713.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using Planity.



| 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>                            |                         | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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