



Meadow View, 4 Eakring Road

Wellow, Newark, NG22 0EE

£250,000

Reduced For Quick Sale, Viewing Essential. Deceptively spacious semi detached home set in this tranquil village location with open views to the front, this well appointed semi detached house briefly comprises of entrance hall, lounge with open fire, delightful open plan family/dining kitchen, utility room, downstairs bathroom. First floor, three bedrooms, ladder to loft conversion. Outside, landscaped garden to front with large Tarmac driveway, side access to rear deck area and block paved pathway to large lawn garden. Offered with no upward chain an early viewing is essential to fully appreciate.





SERVICES

Electricity is connected to the property. Mains drainage. Oil fired central heating.

EPC RATING – E.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Deceptively spacious semi detached home with large open plan family/dining kitchen. Set in this tranquil village location with open views to the front, this well appointed semi detached house briefly comprises of entrance hall, lounge with open fire, delightful open plan family/dining kitchen, utility room, downstairs bathroom. First floor, three bedrooms. Outside, landscaped garden to front with large Tarmac driveway, side access to rear deck area and block paved pathway to large lawn garden. Offered with no upward chain an early viewing is essential to fully appreciate. Newark Northgate train station approximately 13 miles and Mansfield Woodhouse station 8.5 miles.



ENTRANCE HALL Glazed front door. Radiator. Tiled floor. Double glazed window to the side elevation. Stairs off.

LOUNGE 4.32m x 3.66m (14'02" x 12'0") Stripped wooden floor. Half wood panelled surround. Open fire with feature fireplace and wooden surround. Radiator. Double glazed window to the front elevation. TV point.

OPEN PLAN FAMILY/DINING KITCHEN 5.44m x 4.90m (17'10" x 16'01") Fitted approximately 5/6 years ago and benefiting from under floor heating with a range of wall and base units surmounted by a work surface inset with stainless steel sink and drainer. Electric oven and microwave, hob and extractor over. Space for fridge/freezer. Plumbing for dishwasher. Breakfast bar. Tiled floor. Fitted wine rack. Wooden splash backs to walls. Bi-Fold doors to the rear and three Velux windows to the rear. Downlights inset to ceiling.



UTILITY ROOM 3.07m x 1.55m (10'01" x 5'01") Range of units with splash back tiling to walls. Plumbing for washing machine. Stainless steel sink unit. Oil fired central heating boiler. Double glazed windows to the side and rear elevations, double glazed door to rear garden.

BATHROOM 1.93m x 1.78m (6'04" x 5'10") Fitted with a suite comprising roll-top bath with shower over, pedestal wash hand basin and low flush WC. Heated towel rail. Splash back tiling to walls. Double glazed window to the side elevation.

FIRST FLOOR LANDING Radiator. Double glazed window to the side.



LOFT SPACE Useful space which is fully boarded and insulated, carpeted, lighting and electricity connected. Velux window. Currently used for storage and crafting activities.

BEDROOM ONE 4.70m x 2.82m (15'05" x 9'03") Radiator. Built-in cupboard with storage and hanging space. Double glazed window to the front with views over open countryside.

BEDROOM TWO 3.20m x 2.24m (10'06" x 7'04") Currently being used as a home office. Radiator. Double glazed window to the rear.

BEDROOM THREE 2.87m x 2.34m (9'05" x 7'08") Radiator. Airing cupboard with shelving. Double glazed window to the rear.



OUTSIDE To the front of the property a driveway provides off street parking for multiple cars and the garden area is gravelled for easy maintenance with hedging to the front. The side gate gives access to the large rear lawned garden with herbaceous border. The lower half of the garden is a wildlife area with native plants and includes a wildlife pond. Raised decking and block paved area for seating. Oil tank. Shed and greenhouse. Raised vegetable planters. External lighting and outside tap.



WEBSITE

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

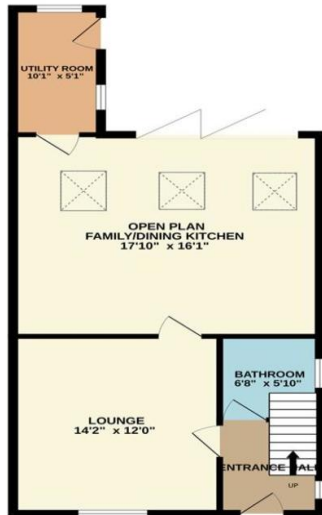
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GROUND FLOOR
591 sq. ft. approx.



1ST FLOOR
352 sq. ft. approx.



TOTAL FLOOR AREA: 943 sq. ft. approx.
Whilst every attempt has been made to ensure the accuracy of the figures presented here, measurements of these residential flats are only approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, approvals and restrictions shown here are not intended to be guaranteed as to their availability or otherwise. Call for details.
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