



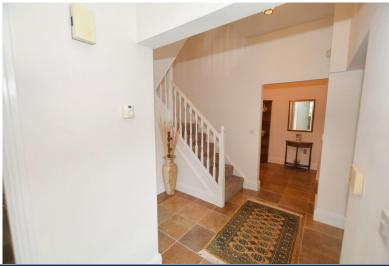
# 23 Home Farm Close

Kelham, Newark, NG23 5QB

# £375,000

An exciting opportunity to purchase a Grade II Listed tower building conversion offering a generously proportioned family home. The accommodation briefly comprises of a spacious Entrance Hall with stairs to the First Floor, under stair storage cupboard, radiator and tiled flooring which continues to the Cloakroom WC and Kitchen Diner. To the ground floor there is also a 24ft Lounge Diner and a Study, which could also be utilised as a Snug. To the First Floor, off the galleried landing, there is an airing cupboard, Family Bathroom and three double Bedrooms with an En-suite Shower Room and Walk-in Wardrobe to the Master Bedroom. Outside there are wraparound lawned gardens the front and side with gated access and a paved patio area. The double garage is located at the rear within a row of converted coach houses.





# Home Farm Close, Kelham, Newark, NG23 5QB



## **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — C.

**COUNCIL TAX BAND – E.** 

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

TENURE - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

### **LOCATION**

Kelham is a small village and civil parish approximately 3 miles from Newark, which offers a range of High Street supermarkets, independent shops and a range of public houses and eateries. Commuter links to the A1 are close by and nearby Newark also offers excellent railway links. Kelham has a public house/restaurant and is also home to the historical Kelham Hall and County Park.









#### **ACCOMMODATION**

#### **STUDY**

 $10'05" \times 8'0" (3.18m \times 2.44m)$  With window to the front elevation and a radiator.

### LOUNGE/DINER

24' 9" x 15' 8" to the back of the chimney breast x (7.56m x 4.79m) Windows to the front elevation with fitted shutters, door to the side elevation, radiators, wall light points and living flame built-in gas fire.

#### KITCHEN/DINER

15' 07" x 9' 01" plus door recess (4.75m x 2.77m) With Shaker style fitted units with a work surface over incorporating a one and a half bowl sink with with mixer tap, large freestanding cooker with gas hob, washing machine, space for a fridge freezer, integrated dishwasher, a large stainless steel extractor hood, tiled splashbacks, tiled floor, extractor, cupboard housing the wall mounted Worcester boiler, radiator and window to the front elevation.

#### **CLOAKROOM WC**

6' 04" x 4' 02" (1.93m x 1.27m) Fitted low level WC, wash hand basin set within a vanity unit, extractor, tiled flooring and tiled splashbacks.

#### MASTER BEDROOM

17' 3" x 16' 0" maximum measurements (5.26m x 4.88m) Window to the front elevation with fitted shutters, vaulted ceiling, radiator and doors to the en-suite and walk-in wardrobe.

#### **EN-SUITE**

6' 11" x 6' 6" (2.11m x 1.98m) Fitted with a low level WC, wash hand basin within a vanity unit, shower cubicle with a mains fed shower, chrome heated towel rail, extractor, tiled walls and tiled flooring.

#### WALK-IN WARDROBE

15' 09" x 4' 11" (4.8m x 1.5 m) With radiator.

### **BEDROOM TWO**

 $16'\ 2''\ x\ 8'\ 6''\ (4.93\ m\ x\ 2.59\ m)$  Windows to the front and side elevations and also featuring a beam to the ceiling.

#### **BEDROOM THREE**

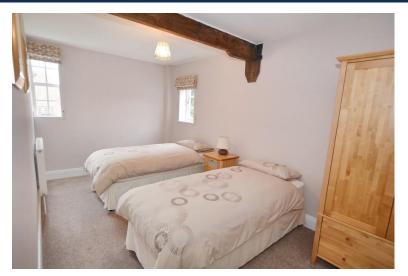
12' 10" x 8' 2" (3.91m x 2.49m) Windows to the front and side elevations and also featuring a beam to the ceiling.

#### **FAMILY BATHROOM**

7' 6"  $\times$  6' 9" (2.29m  $\times$  2.06m) Fitted with a pedestal wash hand basin, low level WC, panelled bath with a mains fed shower over, radiator, tiled floor, half tiling to walls, extractor and access to loft space.

### DOUBLE GARAGE

 $19' 03" \times 17' 01"$  (5.87m x 5.21m) With two doors, power and lighting.





## Approx Gross Internal Area 156 sq m / 1681 sq ft

WEBSITE

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#### SELUNG YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or v isit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

RETINE & Extert reign (Amigno set and LEP). Button and Got Bridge McFarland, Dale & Co, Bird & Co and Gibon Gray who will be able to provide information to you decide to use these Conveyancing services they can offer a Should you decide to use these Conveyancing Services them we will receive a referral fee of up to 150 per sale and £150 per for them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financia | Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financia | Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of m ind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can he lo you to work out the cost of financing your purchase

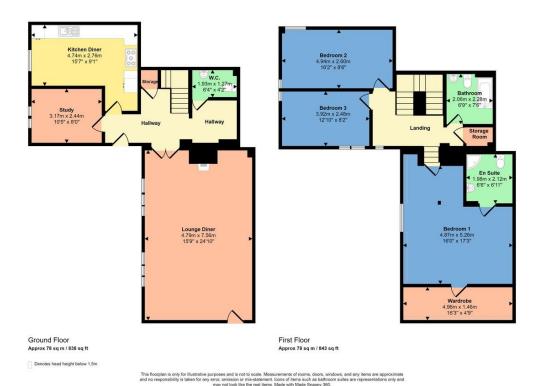
- None of the services or equipment have beein checked or tested.
   All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a gene ralout line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property.
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