



## 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.



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### 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" x 8' 0" (3.18m x 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 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 1.5m) With radiator.



### BEDROOM TWO

16' 2" x 8' 6" (4.93m x 2.59m) 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" x 6' 9" (2.29m x 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" x 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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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from 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 Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial 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 mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 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 help you to work out the cost of financing your purchase.

#### 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.

#### 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:

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Ground Floor  
Approx 78 sq m / 838 sq ft

Denotes head height below 1.5m



First Floor  
Approx 78 sq m / 843 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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