



## 21 The Green

Coddington, Newark, NG24 2PS

**£450,000**

21 The Green is a beautiful converted barn with many original features, vaulted ceilings and open plan living. The property is accessed via The Green with electric double gates to a secure off-street parking area and there is an enclosed rear garden and garden store. The property has two main entrances, one via the newly constructed Utility Entrance and one via the Reception Hallway. The Ground Floor has accommodation to comprise of luxury WC, Bathroom, three well-presented Bedrooms and En-Suite Bathroom to Bedroom Two. The First Floor has a Utility Entrance, WC, Workshop, modern fitted Dining Kitchen with a range of fitted appliances and breakfast bar and Lounge with vaulted ceiling leading to a mezzanine Landing which gives access to the Main Bedroom with En-Suite Bathroom and Dressing Room.





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### SERVICES

All mains services available. Gas central heating.

### EPC RATING – C.

### COUNCIL TAX BAND – To Follow

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

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### LOCATION

The village of Coddington has a church, pub/restaurant and a sought-after primary school and is only approximately 2 miles from Newark town centre.

### ENTRANCE HALL

With tiled flooring, stairs to First Floor Landing, understairs storage area and leading to the Ground Floor Hallway.

### GROUND FLOOR HALL

With stairs to a mezzanine balcony, exposed beams, full-height ceilings, exposed brick wall, door to the WC and window and door to the rear garden.





#### WC

With WC, wash hand basin, feature brick walling and underfloor heating.

#### REAR HALLWAY

With three UPVC windows overlooking The Green and doors leading to three Bedrooms and Bathroom.

#### BEDROOM 3

13' 4" x 11' 10" (4.07m x 3.62m) With window to the rear garden and underfloor heating.

#### BEDROOM 4

13' 5" x 10' 10" (4.09m x 3.34m) With window to the rear garden and underfloor heating.

#### BATHROOM

6' 5" x 6' 7" (1.97m x 2.01m) With suite to comprise of bath with shower over, WC and wash hand basin, tiled flooring, part-tiled walls and towel radiator.

#### BEDROOM 2

17' 3" x 11' 0" (5.27m x 3.36m) With window overlooking the rear garden, window to The Green, underfloor heating and door to the En-Suite Bathroom.

#### EN-SUITE

6' 4" x 6' 6" (1.95m x 2.0m) With window to the rear garden, bath with shower over, WC, wash hand basin, tiled flooring, part-tiled walls and towel radiator.

#### FIRST FLOOR MEZZANINE

Opening into the Lounge area and door to Bedroom One.



#### BEDROOM 1

14' 0" x 12' 0" (4.27m x 3.66m) With window overlooking The Green, radiator, door to the En-Suite and leading to the walk-in wardrobe.

#### EN-SUITE

8' 8" x 5' 6" (2.66m x 1.70m) With suite to comprise of bath, WC and wash hand basin, tiled flooring, part-tiled walls and towel radiator.



#### OPEN PLAN LOUGNE DINER

18' 9" x 23' 11" (5.74m x 7.31m) With full height vaulted ceiling, windows overlooking the rear garden and The Green, exposed wooden flooring and radiators.

#### KITCHEN

18' 7" x 18' 4" (5.67m x 5.61m) With two windows overlooking The Green, two windows overlooking the rear garden, door to the Utility Entrance, wooden flooring, fitted with a range of modern base units and drawers with wooden work surfaces over, stainless steel sink and drainer with mixer tap, space for Range cooker with extraction above, integral dishwasher, two fitted pantry cupboards, breakfast bar, space for a dining table and radiator.

#### UTILITY ENTRANCE

9' 8" x 17' 10" (2.95m x 5.44m) With window and door to the raised deck/garden, doors leading to the WC and workshop and space for a washing machine.





## WC

With WC and wash hand basin

## WORKSHOP

With shelving, power and lighting.

## OUTSIDE

To the rear of the property there is a lawned garden, raised decked area, flowerbeds and a covered pergola/seating area.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING 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 visit our website for more details.

### 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.

Coverings 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.

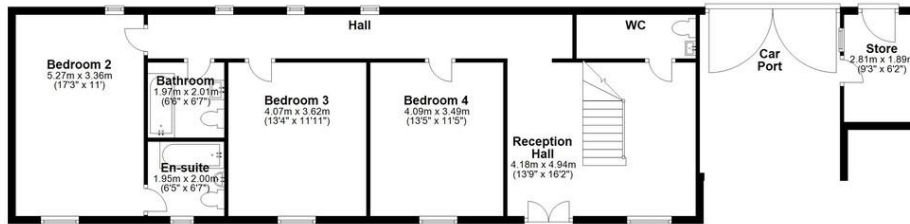
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice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

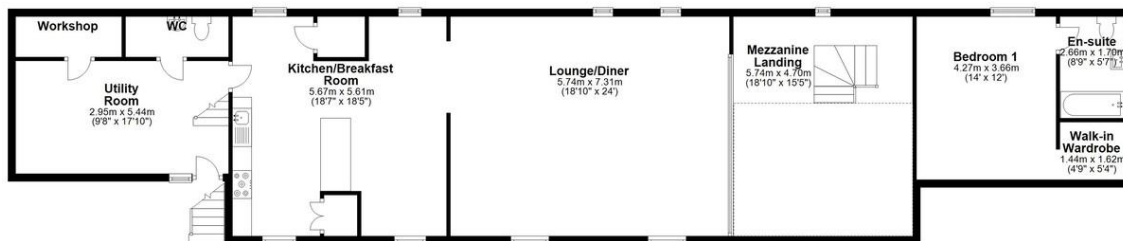
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Ground Floor



First Floor



For illustration purposes only.  
Plan produced using PlanUp.  
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