



Joleshan, Markham Road Askham ,
Newark, NG22 0RJ



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£650,000

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Discover Joleshan, a delightful three-bedroom residence where thoughtful design meets everyday comfort. There is a welcoming lounge with French doors opening to the patio and a spacious kitchen diner, perfect for family gatherings. Functionality is key with a dedicated utility room, a contemporary shower room, and an additional family bathroom. What truly sets Joleshan apart is its substantial garden and surrounding land, providing an exceptional private outdoor retreat. This property offers generous living areas combined with impressive external space, making it an ideal choice for a growing family seeking room to thrive.





Entrance Hallway

Single panel radiator and UPVC door with double glazed obscure glass.

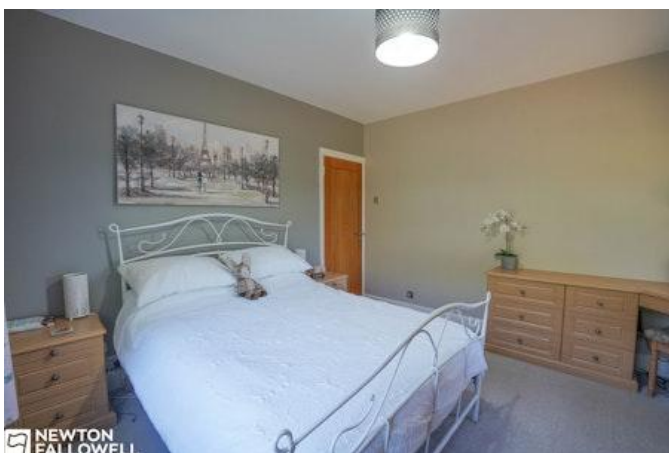
Lounge 6.77m x 6m (22'2" x 19'8")

French windows leading to the patio with a matching two double glazed sidelight, a further double glazed window to the front aspect, double panel radiator, and TV point.



Kitchen / Diner 4.26m x 6.93m (14'0" x 22'8")

A range of floor and wall-mounted cupboards, TV point, curved double glazed window, double integrated oven (the top oven is microwave and fan assisted) with warming drawer below, space for a fridge freezer, four-ring ceramic hob with extractor hood, bowl and a quarter sink with drainer, and plumbing and space for a freestanding dishwasher. curved double glazed window to the front aspect and a single panel radiator. 'Kardean' flooring throughout.



Utility 1.99m x 3.91m (6'6" x 12'10")

UPVC door with double glazed window to the rear aspect, space and plumbing for a freestanding washing machine, space for a freestanding dryer, double glazed window to the right aspect, storage cupboards, and space for a fridge freezer. Double panel radiator.

Bedroom One 3.64m x 3.64m (11'11" x 11'11")

Double glazed window to the rear aspect, double panel radiator, carpet throughout, fitted wardrobes, and a double glazed window to the right aspect.

Bedroom Two 3.62m x 4.27m (11'11" x 14'0")

Single panel radiator, double glazed window to the rear aspect, carpet throughout, and a TV point.

Bedroom Three 3.64m x 3.29m (11'11" x 10'10")

Double glazed window to the left aspect, curved double glazed window to the front aspect, single





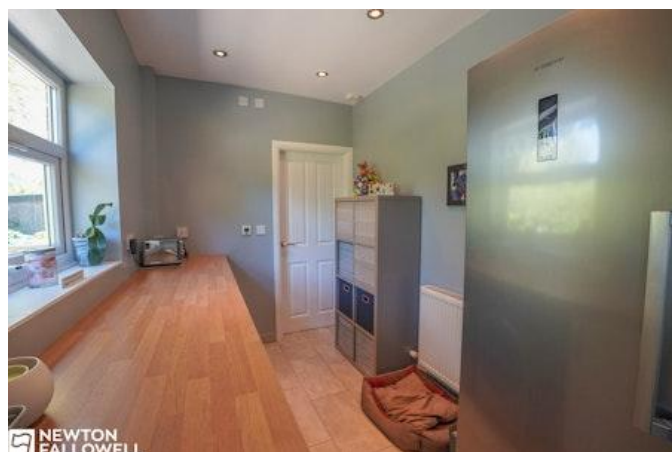
panel radiator, TV point, and a fireplace with surround, carpet throughout.

Main Bathroom 2.84m x 2.42m (9'4" x 7'11")

A large quadrant shower, dual flush WC, wash hand basin on vanity unit, fitted storage and an airing cupboard. Double glazed obscure glass window to rear aspect.

Bathroom 1.99m x 1.99m (6'6" x 6'6")

Wall-mounted wash hand basin with mixer tap, low-flush WC, panel bath with wall-mounted electric shower and head, double glazed obscure glass window to the right aspect, and a wall-mounted heated towel rail.



Gardens and grounds

Over 1.6 acres, vegetable garden, established fruit trees including apples, plums, pears, greengages and walnuts, situated throughout gardens, patio area for entertaining, double car port and large gravel driveway.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

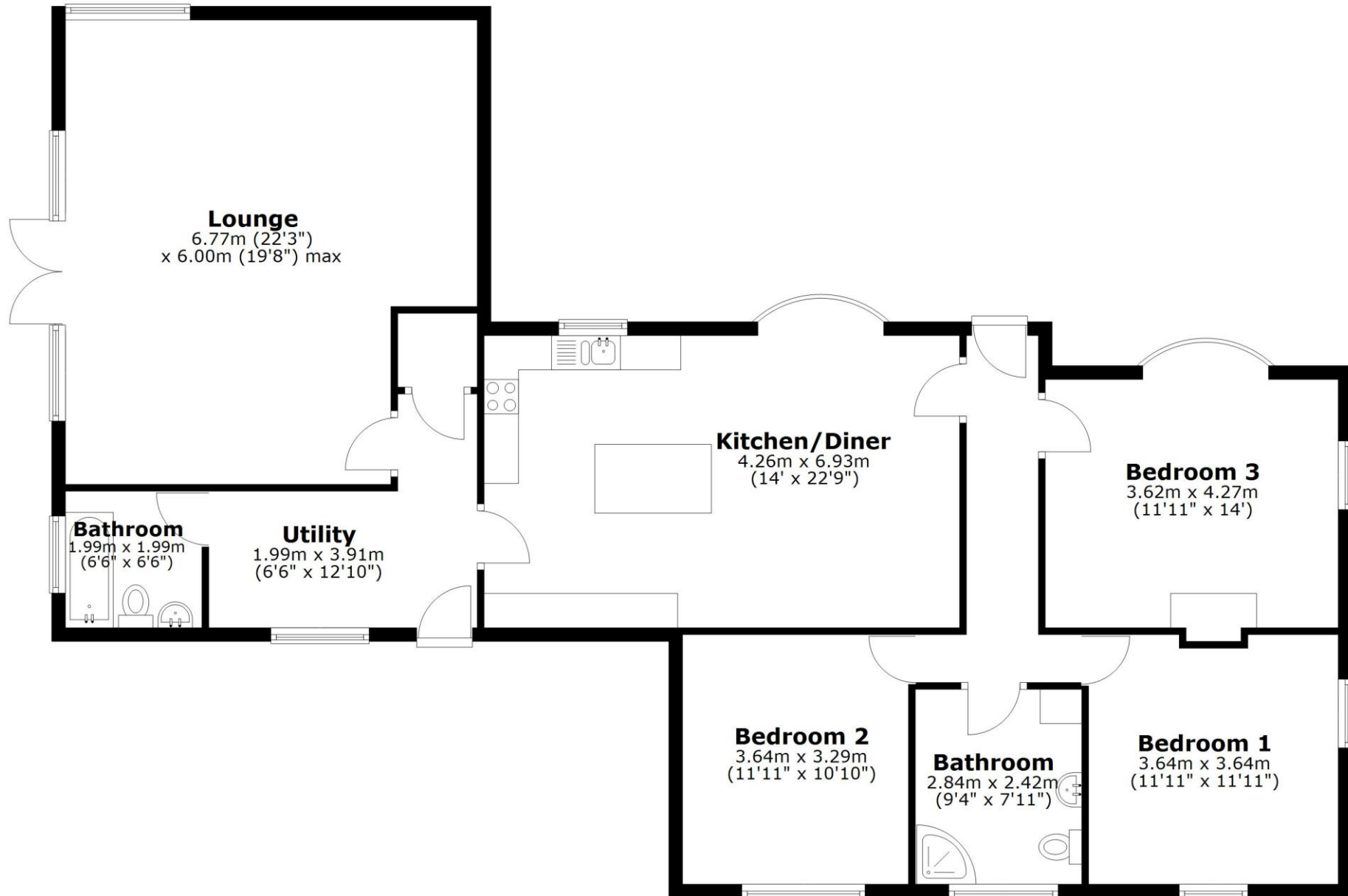
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



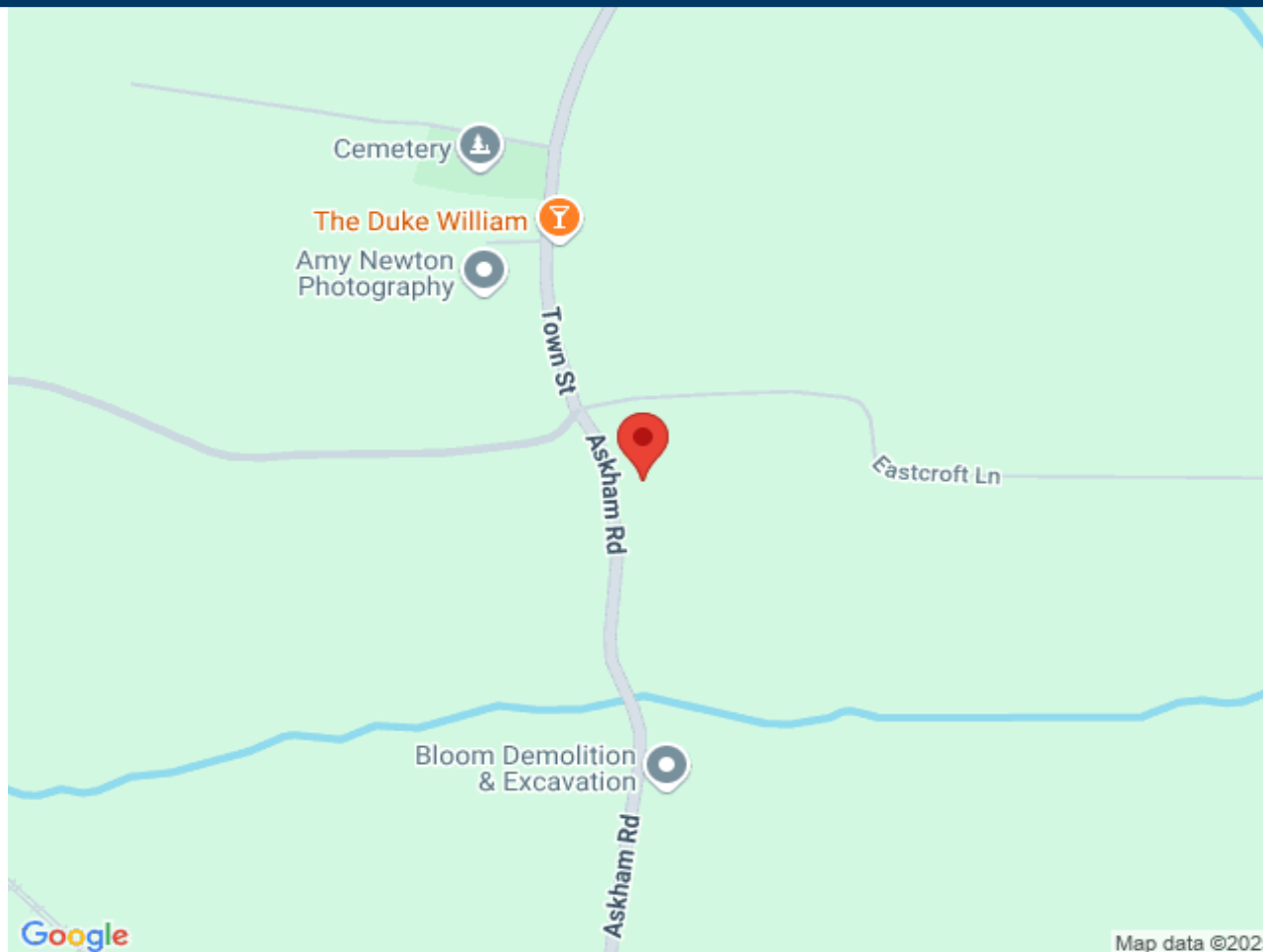


Ground Floor

Approx. 140.0 sq. metres (1507.1 sq. feet)



Total area: approx. 140.0 sq. metres (1507.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		