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Lynwood Main Street
Kirklington, NG22 8ND

£665,000



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Positioned in the centre of a substantial and exceptionally well maintained plot extending to just over .7 acres this well appointed detached home offers scope for further development subject to the necessary planning permission.

Situated to the side of St Swithun's Church and with open fields to rear the property briefly comprises, entrance hall, living room, dining room, dining kitchen, study and cloakroom/we. First floor, master bedroom with en-suite shower room and ample fitted wardrobes, two further double bedrooms and shower room. Outside, superb spacious plot with large lawn gardens to both front and rear, ample parking and garage and workshop/home office.

The established gardens offer mature flower/shrub beds and borders and a variety of trees, rear private patio terrace provides views over the stunning rear garden and vine covered pergola. Rear sauna and Japanese garden area with covered Swim Spa Trainer 15 which is available by separate negotiation.

The property has just benefited from a significant flood defence grant which includes front flood protection fence, additional 60 meter french drain and drainage pump for surface water as well as a Silicone rendered plinth to the external walls.

Triple glazed door to;

Entrance Hall

Tiled floor, understairs storage, radiator, stairs off to first floor

Cloakroom

5'10 x 3'0 (1.78m x 0.91m)

Low flush wc, vanity wash hand basin, tiled floor, double glazed window to the front

Living Room

22'9 x 15'7 (6.93m x 4.75m)

Open fire with marble fireplace surround and tiled inset, three radiators, double glazed double doors to the rear terrace, two double glazed windows to the front, Rhodesian Mahogany wooden floor

Study/Bedroom Four

19'05" x 8'11" (5.92m x 2.72m)

Mahogany flooring. Meter cupboard. Double glazed window to the front and side elevations.

Dining Room

9'7 x 8'3 (2.92m x 2.51m)

Radiator, double glazed windows to the front and side

Dining Kitchen

15'3 x 12'8 (4.65m x 3.86m)

Fitted with ample wall and floor units, undermounted ceramic sink with splash tiling, space for fridge freezer, plumbing for dishwasher and washing machine, electric Aga, tiled floor, radiator, double glazed window to the side and double glazed door and window to the rear

First Floor Landing

Bedroom One

13'0 x 12'1 (3.96m x 3.68m)

Fitted wardrobes, shelving and double cupboard, radiator, double glazed window to the front

Ensuite

6'6 x 5'2 (1.98m x 1.57m)

Fitted with electric shower, low flush wc, pedestal wash hand basin, heated towel rail, splash tiling, double glazed window to the rear





Bedroom Two
12'8 x 9'1 (3.86m x 2.77m)
Recessed wardrobe, radiator, double glazed window to the rear

Bedroom Three
11'6 x 9'4 (3.51m x 2.84m)
Fitted wardrobes, radiator, double glazed windows to the front and side

Shower Room
7'8 x 5'4 (2.34m x 1.63m)
Fitted with power shower, vanity wc and wash hand basin, double glazed window to the rear

Outside
Access off Main Street via a shared gravel drive, a five bar gate opens to substantial gravel driveway offering ample parking. The front garden has a lawn area with mature trees and shrubs, front flood protection fence, handgate to Main Street. Flower beds and external coach lights, LED lights to the front, side and rear. Workshop/Office measuring 18'8 x 15'9 with power, light, insulated floor, double glazed doors and windows, further attached storage shed. Side gravel driveway leads to garage measuring 12'1 x 17'6 with up and over door, light, power and window to the side. Side tap and wrought iron gates to the rear garden with fence and hedge boundary. There is a large patio which runs the full width of the property offering views over the delightful rear garden, pergola, log store, mature trees and shrubs, fully stocked beds and borders. Boiler room housing a Worcester oil fired central heating boiler and Sistemair vacuum control box. Central circular seating area, summerhouse and gated access to fields at the rear. Covered Swim Spa (Trainer 15) which is available by separate negotiation. Japanese garden area with lighting and sauna.

Local Authority
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY
Council Tax Band E

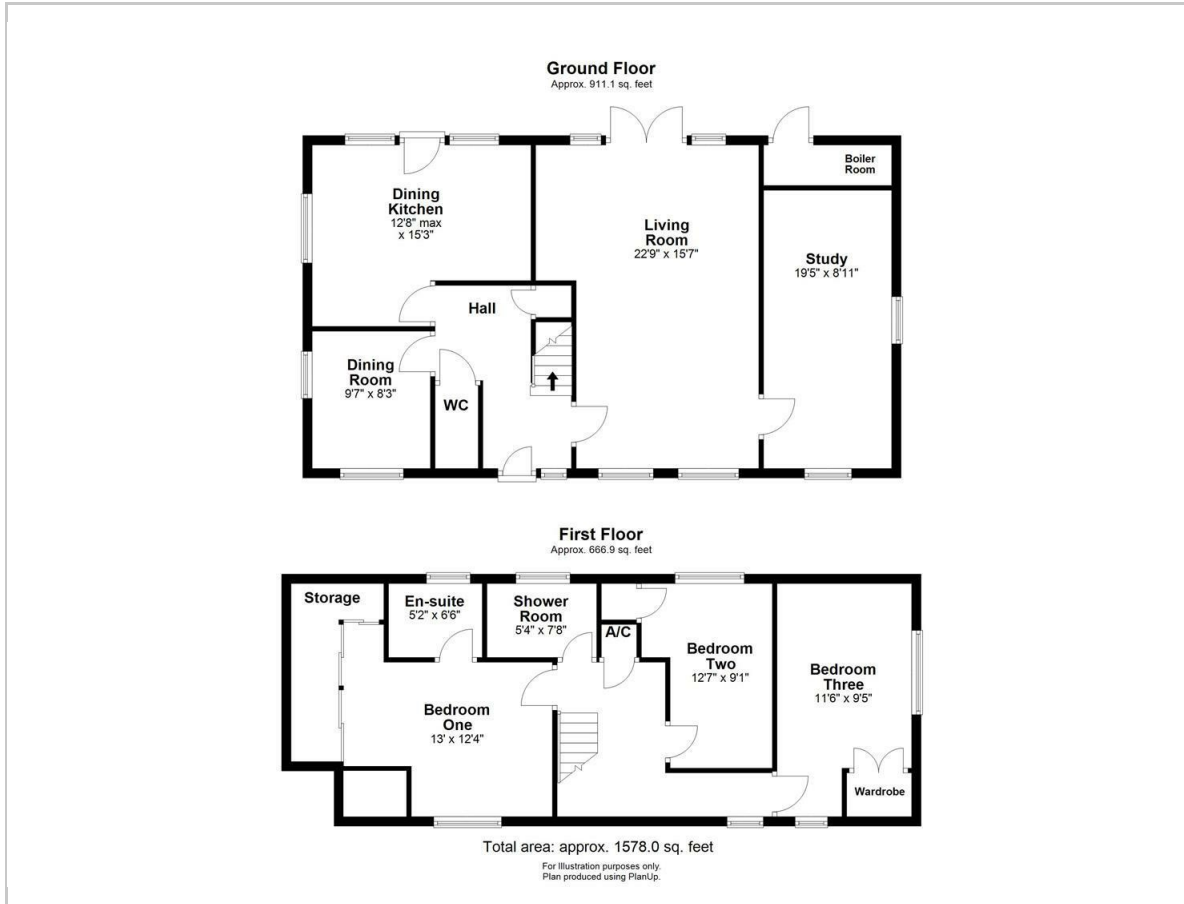
Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
Freehold with vacant possession.

Viewing Information
By appointment with the office, call 01636 813971.



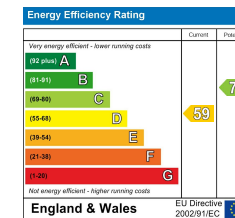
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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