



**Lynwood Main Street, Walesby Newark NG22 9NU**

**welcome to**

**Lynwood Main Street, Walesby Newark**

This is an EXTENSIVE and SUPERBLY presented four bedroom detached family home positioned on a SUBSTANTIAL plot in the popular village of Walesby. Generously appointed internal accommodation throughout and beautifully maintained gardens, parking for several vehicles and a garage.



### **Entrance Hall**

A composite door leads to the spacious entrance hall with Karndean flooring and a central heating radiator.

### **Ground Floor Bathroom**

Fitted with a three piece white suite with a shower above the bath and an integrated screen. Fully tiled walls, complementary flooring, heated towel rail radiator, airing cupboard and a double glazed window.

### **Rear lounge/snug**

12' 3" x 11' 11" ( 3.73m x 3.63m )

Central heating radiator and double glazed patio doors leading to the conservatory.

### **Conservatory**

11' 5" x 11' 6" ( 3.48m x 3.51m )

Double glazed windows and patio doors, complementary flooring.

### **Lounge**

16' 11" x 12' 6" ( 5.16m x 3.81m )

Wall mounted remote control contemporary gas fire, double glazed bay window and two central heating radiators.

### **Dining Room**

12' 5" x 12' ( 3.78m x 3.66m )

Double glazed bay window, central heating radiator, laminate flooring.

### **Kitchen**

15' 4" x 8' ( 4.67m x 2.44m )

Fitted with a range of bespoke wall and base units with complementary worksurfaces and a one and a half stainless steel sink and drainer. There is a comprehensive range of integrated appliances including an induction hob with extractor above, double oven, dishwasher and fridge. Splashback tiling, ceiling fan, two double glazed windows and spotlights to the ceiling.

### **Inner Hall**

Leads to the utility room

### **Utility**

10' 8" x 8' 8" ( 3.25m x 2.64m )

Fitted with a range of bespoke wall and base units with plumbing for a washing machine, concealed space for a dryer, space for a fridge, central heating radiator and two double glazed windows.

### **Cloakroom**

Fitted with a wash hand basin and w.c. Double glazed window and complementary flooring.

### **First Floor Galleried Landing**

Stairs lead to the galleried landing two velux windows and leading to the first floor bedrooms and eaves storage.

### **Master Bedroom**

18' 5" max x 9' 4" max ( 5.61m max x 2.84m max )

Fitted bedroom furniture to three walls, loft access, central heating radiator and a double glazed window.

### **Ensuite**

Fitted with a double walk in corner shower cubicle, double wash hand basins with units below and a w.c. Heated towel rail radiator, Porcelainosa tiling to the walls and floor.

### **Bedroom Two**

11' 9" to rear of wardrobes x 10' ( 3.58m to rear of wardrobes x 3.05m )

Fitted bedroom furniture, central heating radiator and a double glazed window.

### **Bedroom Three**

11' 6" to rear of wardrobes x 8' 11" ( 3.51m to rear of wardrobes x 2.72m )

Fitted wardrobes, central heating radiator and a double glazed window.

### **Bedroom Four/Office**

8' 7" x 8' 7" ( 2.62m x 2.62m )

Built in office furniture, loft access, central heating radiator and a double glazed window.

### **Exterior**

To the front is a well maintained and mature garden area with plants, shrubs and trees. A block paved driveway leading to the garage and double gates leading to a further parking area. To the rear are generous lawned gardens with a large raised rockery, plant and shrub borders and a large paved patio. Attractive large hand built timber gazebo with heating and power with a seating area beneath. There is also a garden shed and cedar insulated summer house with power and light, this would make an ideal home office.

### **Garage**

21' 11" x 9' 1" ( 6.68m x 2.77m )

A larger than average attached garage with an electric insulated sectional door, housing the central heating boiler and with numerous power sockets, lights and a rear courtesy door. Door leading to the large internal storage area.



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## Lynwood Main Street, Walesby Newark

- Four bedroom detached family home
- Positioned on a generous and beautifully maintained plot
- Three reception rooms, kitchen, utility, conservatory, ground floor bathroom and w.c.
- Master bedroom with ensuite
- Parking for several vehicles and a larger than average garage.

Tenure: Freehold EPC Rating: D

offers in the region of

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109492 - 0008

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