



**Stocks Fold, East Markham, Newark NG22 0RX**



**welcome to**

## **Stocks Fold, East Markham Newark**

Extensive four bedroom detached family home with en suite to master bedroom and further family bathroom. Generously appointed accommodation throughout including lounge, dining room, kitchen and conservatory. With paved driveway to the front and double garage. Superb local schools.



### Entrance Hall

Stairs to the first floor with storage under and double glazed door to the front.

### Cloakroom

Fitted with wc, wash hand basin, spotlights to the ceiling, tiled splash back and flooring.

### Dining Room

13' 7" x 10' 4" ( 4.14m x 3.15m )

Lift to the first floor, tv point, coving to the ceiling, laminate flooring, radiator and double glazed window to the front.

### Kitchen

8' 8" x 13' 8" ( 2.64m x 4.17m )

Fitted with modern white and aubergine gloss wall and base units, complementary grey work surfaces, splash back tiling and 1 1/2 sink and drainer unit. Integrated appliances including Neff electric oven and grill, Belling electric hob with extractor above, fridge and dish washer. Tiled flooring, and two double glazed windows to the rear.

### Utility Room

5' 7" x 5' 9" ( 1.70m x 1.75m )

Fitted with gloss aubergine wall units and white larder unit. Tiled splash back and flooring and Ideal boiler fitted in 2021. Space for dryer and plumbing for washing machine. Double glazed window to the rear.

### Study

6' 10" x 11' 7" ( 2.08m x 3.53m )

Telephone point, radiator and double glazed window to the front.

### Lounge

15' 9" x 11' 7" ( 4.80m x 3.53m )

Feature wooden fire surround with stone hearth and electric fire. Wall lights, coving to the ceiling, radiator and patio doors leading to the conservatory.

### Conservatory

11' 4" x 8' 4" ( 3.45m x 2.54m )

Glass roof, double glazed windows and double glazed patio doors.

### Landing

Stairs leading to the landing with loft access and airing cupboard housing the water tank.

### Bedroom One

14' 7" x 11' 6" ( 4.45m x 3.51m )

Coving to the ceiling, spotlights, radiator and double glazed window to the rear.

### En Suite

Fitted with wc, wash hand basin with vanity unit and wet wall marble effect double walk in shower with rainfall showerhead. Tiled walls and floors, extractor fan, spotlights, chrome towel rail and double glazed window to the rear.

### Bedroom Two

10' 5" into recess x 12' 5" into recess ( 3.17m into recess x 3.78m into recess )

Built in wardrobe, radiator and double glazed window to the front.

### Bedroom Three

11' 5" x 10' 4" plus recess ( 3.48m x 3.15m plus recess )

Spotlights to the ceiling, tv point, radiator and double glazed window to the rear.

### Bedroom Four

6' 5" plus wardrobes x 10' 5" ( 1.96m plus wardrobes x 3.17m )

Two built in wardrobes, walk in wardrobe, wall lights, radiator and double glazed window to the front.

### Shower Room

Fitted with wc, modern wash hand basin set on storage unit and double walk in shower with electric shower. Fully tiled walls and flooring, spotlights to the ceiling and electric light mirror. Chrome towel rail and double glazed window to the rear.

### Front Exterior

Block paved driveway with gravel borders and gate to the side to rear garden.

### Rear Garden

Lawned garden with gravel borders and shrubs. LPG tank underground.

### Double Garage

18' 3" x 18' 3" ( 5.56m x 5.56m )

Double garage with up and over door, power and light.

### Buyers Information

LPG gas heating



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## **Stocks Fold, East Markham Newark**

- Extensive four double bedroom detached family property
- Generously appointed internal accommodation
- Family bathroom, en suite to master bedroom and downstairs cloakroom
- Lift from dining room leading to the first floor
- Paved driveway to the front and double garage

Tenure: Freehold EPC Rating: Awaited

# £380,000



Please note the marker reflects the postcode not the actual property

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