



**Orchard House Main Street, North  
Muskham, Newark, NG23 6HQ**

**£500,000**  
Tel: 01636 611811

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A very well presented four bedroom detached modern family home, situated on a good 0.22 Acre plot, with large driveway, a range of garages and mature and secluded rear gardens. Offering well planned and versatile living accommodation, with the benefit of uPVC double glazed replacement windows, and an oil fired central heating system.

This well positioned detached family home is situated on a 0.22 Acre plot with extensive garages, large driveway and secluded rear gardens. With the internal floor area measuring around 1,950 sq. ft. the living accommodation comprises spacious entrance hallway, with a bespoke design composite double glazed front entrance door, WC with a stylish modern white suite, snug sitting room which makes a pleasant family room or children's playroom, 19ft lounge with the impressive fireplace and oak framed fire surround with wood burning stove forming the focal point. A superb open plan dining area and kitchen are fitted with a range of Shaker design units with granite working surfaces and integrated appliances. Additionally, patio doors lead to the rear garden. The spacious utility room has fitted units and storage cupboards and there is a separate study making an ideal work from home space.

The first floor layout has a landing area, three spacious double bedrooms with an en suite shower room to bedroom one, a smaller double bedroom and a family bathroom.

This would be an ideal family home in particular for those who require a large driveway with extra space for additional cars, caravan or motor home, along with the further vehicle storage available here with the double garage and additional garage workshop, which this home provides.

North Muskham is an attractive village located four miles from Newark and close to access points for the A1 and A46 dual carriageways. Village amenities include the Muskham primary school which has a good Ofsted report, The Ferry riverside pub and restaurant and the excellent modern Muskham Rural Community Centre which provides facilities for meetings, parties, sports activities,

organised activities for clubs/groups and charity events. Excellent shopping facilities at nearby Newark include an M&S food hall. Additionally, there are Asda, Waitrose, Morrisons and Aldi supermarkets. Fast trains are available from Newark North Gate station connecting to London King's Cross with journey times of approximately 75 minutes. Newark Castle station has trains connecting to Nottingham and Lincoln.

This detached house is constructed of brick elevations under a tiled roof covering. The central heating system is oil fired, and there are replacement uPVC double glazed windows fitted by Elite. The living accommodation is arranged over two levels and can be described in more detail as follows:

#### **ENTRANCE HALLWAY**

14'6 x 4'8 (4.42m x 1.42m)

(Plus inner hallway measuring 8'7 x 2'10).

Arched opening fitted with a bespoke design composite double glazed front entrance door and double glazed side window, ceramic tiled floor covering, radiator, stairs off with cupboards below.

#### **WC**

A modern white suite was fitted in 2020 and comprises of a low suite WC, wash hand basin with gloss grey vanity cupboard below, ceramic floor tiles.

#### **SNUG/SITTING ROOM**

10'3 x 7'11 (3.12m x 2.41m)



UPVC double glazed Bow window to front elevation, radiator. A comfortable family sitting room which could alternatively be used as a children's playroom.

#### **LOUNGE**

19'11 x 14'10 (6.07m x 4.52m)



The focal point of this room is the impressive oak framed fire surround and brick fireplace with slate style hearth housing the wood burning stove with back boiler. Engineered oak flooring, two double paneled radiators, LED ceiling lights, original wood framed double glazed sliding patio doors to the rear elevation and a uPVC double glazed window to the rear elevation.



### OPEN PLAN KITCHEN & DINING AREA



### KITCHEN

15'10 x 13' (4.83m x 3.96m)



With uPVC double glazed windows to the front and side elevations, radiator and solid wood floor. Shaker design kitchen units comprising base cupboards and drawers, with granite working surfaces over, inset stainless sink and drainer with chrome mono block mixer tap, tiling to splash backs, granite windowsill, island unit incorporating base cupboards and deep pan drawer with granite working surfaces and breakfast bar over. Integral appliances include a liquid propane gas fired hob with ceiling mounted extractor above. Additionally, there is a built-in fridge, dishwasher and electric oven. Pullout tall larder unit with shelving, LED down light, part glazed wooden doorway giving access to the hallway.



Open plan to:

### DINING AREA

11'11 x 10'11 (3.63m x 3.33m)



With original wood framed double glazed sliding patio door to the rear elevation giving access to the garden. Solid wood flooring, wall mounted designed radiator and LED ceiling lights.

### UTILITY ROOM

9'10 x 9'2 (3.00m x 2.79m)

UPVC double glazed window to front elevation, composite side entrance door, heated towel radiator, useful built-in

double cupboard and shelving, fitted base cupboards with wood block working surfaces over, inset stainless steel sink and drainer, tiling to splash backs. Wall mounted cupboards, ceramic tiled flooring, loft access hatch, space for fridge freezer.

Door giving access to:

### STUDY

10'7 x 9'11 (3.23m x 3.02m)

An ideal space for those who work from home. Wood framed double glazed sliding patio door to front elevation, personal door giving access to the double garage. Original Junckers wood flooring, radiator.

### FIRST FLOOR

### LANDING

Built-in double airing cupboard with hot water cylinder which was newly fitted in 2020. This is a pressurised system, wall mounted shelving.

### BEDROOM ONE

16'5 x 12' (5.00m x 3.66m)

(Maximum measurement including wardrobe)



UPVC double glazed window to rear elevation, radiator. Three built-in double wardrobes and one single wardrobe, LED ceiling lights.

### EN SUITE SHOWER ROOM

9'2 x 7'4 (2.79m x 2.24m)



Modern designer white suite with Duravit low suite WC and bidet, wash hand basin set on a granite counter top and solid ash vanity unit with drawers. Double shower cubicle with wall mounted shower, glass doors, wall tiling and extractor fan. UPVC double glazed window to front elevation, designer radiator. The walls are fully tiled and there is ceramic floor tiling.

### BEDROOM TWO

13'2 x 9'8 (4.01m x 2.95m)



With radiator, uPVC double glazed window to rear elevation.

### BEDROOM THREE

12'3 x 9'10 (3.73m x 3.00m)



With radiator, uPVC double glazed window to rear elevation. Loft access hatch with ladder, giving access to the roof space.

### BEDROOM FOUR

10'4 x 7'10 (3.15m x 2.39m)



UPVC double glazed window to the front elevation, radiator, walk-in store cupboard with wall mounted shelving.

## FAMILY BATHROOM

11'1 x 7'4 (3.38m x 2.24m)



A new white suite was fitted circa 2018 with low suite WC, Butlers sink and vanity unit under, double ended paneled bath with mixer tap and shower attachment, LED mood lighting. Double shower cubicle with glass screen, rain head and hand shower, tiling to walls, large wall mounted Myson heated towel rail, fully tiled walls, wood effect ceramic tiled floor and uPVC double glazed window to front elevation.



## OUTSIDE



There is a walled frontage and driveway leading to the front of the house with a block paved surface and parking for at least eight vehicles or motor home, caravan or leisure trailer.

## GARAGE/WORKSHOP

23'1 x 11'8 (7.04m x 3.56m)



Electrically operated roller shutter door to the front, allowing access from the driveway, personal door to the rear giving access to the garden. Power and light connected with seven double power points, low level LED tube lights.

This garage is constructed of brick elevations under a tiled roof covering with a Velux roof light.

## DOUBLE GARAGE

17'6 x 16'11 (5.33m x 5.16m)



There are two electric roller shutter doors, power and light connected. To the side of the double garage there is a concrete hard standing area and the oil storage tank.



A pathway leads to the rear garden. This is a pleasant enclosed garden which has a good degree of privacy, laid out with lawned areas and borders, with a variety of mature trees and shrubs screening the boundaries along with a walled

paved patio terrace connecting to the rear of the house, a block paved path and yard accommodates a second timber built wood store and connects to the rear of the garage workshop.



### **SERVICES**

Mains water, electricity, and drainage are all connected to the property. The central heating system is oil fired with a dual system from a back boiler from the wood burning stove in the lounge. There is no mains gas in North Muskham village.

### **TENURE**

The property is freehold.

### **POSSESSION**

Vacant possession will be given on completion.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **VIEWING**

Strictly by appointment with the selling agents.

### **COUNCIL TAX**

This property comes under Newark & Sherwood District Council Tax Band E.



On the north side of the house is a spacious paved yard accommodating a timber garden shed and a timber built wood store.

**Ground Floor**  
Approx. 101.1 sq. metres (1088.8 sq. feet)



Total area: approx. 182.9 sq. metres (1968.3 sq. feet)

**First Floor**  
Approx. 81.7 sq. metres (879.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	74
England & Wales		EU Directive 2002/91/EC



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Surveyors, Estate Agents, Valuers, Auctioneers