



**Mill Hill Lodge, Mill Lane, Egmanton,  
Newark, Nottinghamshire, NG22 0EX**

**£650,000**  
Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

An individually built and designed, contemporary style, 3-4 bedroom detached bungalow situated on this lovely elevated plot with views over Egmonton village and the surrounding countryside. The property has been refurbished throughout to include refitted good quality and kitchen bathrooms, redecoration and new floor coverings.

The living accommodation provides an extensive floor area in the region of 2700 sq.ft with entrance porch, 20' lounge featuring a Limestone fireplace featuring a Portway multi-fuel stove. The open plan living and dining kitchen has been refitted with a range of premium range units and has French doors opening to the conservatory. The main hallway gives access to the utility room which has new units, and a refitted luxury shower room. Bedroom 1 has a built in double wardrobe and an en-suite bathroom fitted with a luxury suite including roll-top bath and separate shower cubicle. Bedroom 2 is a double room with a refitted en-suite shower room. Bedroom 3 is a double room with an en-suite bathroom. The family room/bedroom 4 is a large and versatile 22' room with two sets of French doors leading to the rear garden.

Outside, the access driveway leads from Mill Lane and is shared with the neighbouring property. The bungalow occupies a spacious and private plot with driveway to the front providing ample parking for up to 8 vehicles, along with an established and well laid out lawned area with hedgerows. Centre opening wooden gates and a pathway to the side lead to the enclosed and secluded rear garden which are laid to lawn with a spacious Limestone patio terrace and pathways which connect to the rear of the property. From this elevated position there are extensive views of the surrounding countryside.

The central heating system is oil fired and the windows are uPVC double glazed.

This luxurious, and versatile home, has accommodation which would suit a couple, family or those looking to adapt for multi-generational living within the existing footprint. Maintained in excellent order, and presented to a very high standard throughout, viewing of this unique home is highly recommended.

Egmonton is a charming village surrounded by beautiful countryside which can be accessed by country lanes and public footpaths. The neighbouring village of Tuxford (2 miles) has excellent facilities including a recently opened modern Co-op convenience store with car parking, a doctor's surgery, pub, cafe, a variety of local shops including butchers, newsagents, fish and chip shop and takeaways. Schooling includes the Tuxford Primary Academy and Tuxford Academy secondary school, both of which have good Ofsted reports. Further facilities can be found at the neighbouring village of Sutton-on-Trent including a Co-op store, butcher's shop, doctor's surgery, two hairdressers and a primary school with a good Ofsted report. There are good communications with nearby access points to the A1 dual carriageways and mainline stations located at Newark and Retford with high speed LNER trains connecting to London King's Cross in around 1 hour 30 minutes.

The property was constructed in 2005 and the conservatory extension was built in 2011. The current owners bought in 2018 and have carried out refurbishment throughout. Constructed with brick elevations under a slate roof covering, the walls internally are dry lined for good insulation and the central heating system is oil fired with thermostatically controlled radiators.

The living accommodation is described in more detail as follows:

#### **ENTRANCE PORCH**

Having Quarry tiled floor, white entrance door and glazed side panels.

#### **RECEPTION HALL**

19'10 x 6'3 (6.05m x 1.91m)

With recently fitted solid oak flooring supplied by Ted Todd, moulded ceiling cornice and arch leading to:

#### **INNER HALL**

30'3 x 3'1 (9.22m x 0.94m)

With recessed area measuring 6'7 x 6'2 connecting to Bedrooms 2 and 3 and housing a built-in double cloak cupboard with hanging rail and shelving and a single

wardrobe fitted with hanging rail and shelf. The high ceilings have moulded cornice.

#### **LOUNGE**

20' x 17'3 (6.10m x 5.26m)



Two uPVC double glazed feature windows to the front and a further uPVC double glazed window to the side with open views of the surrounding countryside. The attractive Limestone fireplace houses a Portway multi-fuel stove. The high ceilings have moulded ceiling cornice. There are two radiators with screens.





## OPEN PLAN LIVING AND DINING KITCHEN

31' x 11'4 (9.45m x 3.45m)



UPVC double glazed Sash style window to rear elevation and French doors leading to conservatory. Space for a large dining table. Radiator and screen. Wood effect Parquet style laminate flooring. High ceilings with deep moulded cornice.

Range of Wren premium range Shaker design kitchen units including a range of base cupboards and drawers incorporating a wine rack, Quartz working surfaces over with splashback returns. twin Belfast sink and mixer tap. Good range of wall mounted cupboards including display cabinets, shelving and a built in Neff microwave. The base units also incorporate a wine cooler, AEG dishwasher, two magic corners with pull out shelving and a pull out spice rack. There is a wood block breakfast bar. Television point.

Ilve Majestic Range with liquid propane gas fired hob and electric ovens, built in dresser style unit with base cupboards, oak counter top, shelving and display cabinet over.



## CONSERVATORY

18'9 x 11'10 (5.72m x 3.61m)



UPVC double glazed conservatory built on a brick base with polycarbonate roof covering, radiator. Two sets of uPVC double glazed French doors give access to the patio terrace and garden and offer superb views of the surrounding countryside. Wood effect laminate flooring.

## UTILITY ROOM

19'7 x 7;6 (5.97m x 2.13m;1.83m)



Fitted with Wren premium range Shaker design units comprising of base cupboards, working surfaces over, inset ceramic sink and drainer, tall storage cupboard with shelving, wall mounted cupboards. UPVC double glazed

window and rear entrance door. Wood effect laminate flooring. Boiler cupboard housing Boulter Burden's Camray 5 oil fired central heating boiler.

## SHOWER ROOM

7'4 x 6'10 (2.24m x 2.08m)



This refurbished shower room has a good quality contemporary design white suite comprising low suite WC, wall hung wash hand basin with vanity unit and drawers, walk in double shower with an accessible low set tray, glass tray and Flipper door, wall mounted hand and rain shower. Stone effect ceramic tiled floor and fully tiled walls, wall mounted chrome towel radiator, LED downlights, extractor fan.

## FAMILY ROOM/BEDROOM FOUR

22'4 x 16'6 (6.81m x 5.03m)



Picture window and two sets of French doors giving access to the rear garden and patio terrace. Views of the surrounding countryside. Two radiators, high ceilings with moulded ceiling cornice.

## BEDROOM ONE

17'4 x 11'3 (5.28m x 3.43m)

(measurements excluding the door recess)



Built-in double wardrobe, high ceilings with moulded ceiling cornice, radiator, uPVC double glazed front window with open views.

### EN-SUITE BATHROOM

11'2 x 8'2 (3.40m x 2.49m)



Refitted to a good standard with a high grade white suite with low suite WC and pedestal wash hand basin. A tiled plinth accommodates a freestanding Claw-leg roll top bath and mixer tap, walk-in shower cubicle with glass screen and Flipper door, rain head shower. Traditional design towel radiator, LVT flooring, high ceiling with moulded cornice. Attractive stone effect fully tiled walls also incorporating compass design feature tiles.

### BEDROOM TWO

13'3 x 11'10 (4.04m x 3.61m)



Two feature design floor to ceiling uPVC double glazed

windows to the front elevation, high ceiling with moulded ceiling cornice and radiator.

### EN-SUITE SHOWER ROOM



Refitted with a new white suite comprising low suite WC, wash hand basin with a gloss white vanity unit below, tiled shower cubicle with tray, glass screen, door, hand and rain shower. Wall mounted chrome towel radiator, extractor fan, moulded ceiling cornice. Fully tiled walls.

### BEDROOM THREE

13'7 x 11'3 (4.14m x 3.43m)



With feature arched uPVC double glazed windows to the front elevation, radiator, high ceiling with moulded ceiling cornice.

### EN-SUITE BATHROOM



Fitted with a well presented, and original, white suite comprising low suite WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower. Fully tiled walls. There is an extractor fan and radiator.

### OUTSIDE



The property occupies an elevated position and is accessed via a shared lane with access to Mill Hill Lodge granted by right of way. The property is situated on a spacious plot with private frontage incorporating a driveway with tarmac surface and ample parking for up to 8 vehicles.



The front garden is laid to lawn and part enclosed with a wooden boundary fence to the side and Laurel hedgerows along the frontage. Along the northern boundary is a hedgerow and borders planted with trees and shrubs. A set of centre opening wooden gates gives access to a tarmac pathway leading to the rear garden. Additionally, there is a bin storage area, space for liquid propane gas bottles and a timber built log storage unit.

The rear garden is enclosed with Hawthorn hedgerows and wooden fence. The garden is laid out with a lawned area, borders planted with shrubs and trees. There is a spacious Indian stone paved patio terrace with open views all around of the village, farmland and surrounding countryside. Oil storage tank set on a concrete base with Conifer screen.

### **SHED**

13'8 x 6'3 (4.17m x 1.91m)

A long, timber built garden storage shed located on the south side of the house with entrance doors to the front and rear.

### **DOUBLE GARAGE**

22'5 x 17'3 (6.83m x 5.26m)

(plus storage area 6' x 8')

Three electric roller shutter doors to the front, power and light connected, personal door leading to utility room.

### **TENURE**

The property is freehold.

### **SERVICES**

Mains water and electricity are connected to the property. There is no mains gas available to the property. The central heating system is oil fired. Drainage is by means of a septic tank which has an upgraded air filter system.

### **COMMUNAL FACILITIES AND RIGHTS OF ACCESS**

The driveway, leading from Mill Lane, is shared with a right of way granted in favour of Mill Hill Lodge.

### **VIEWING**

Strictly by appointment with the selling agents.

### **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.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band E.

**Floor Plan**

Approx. 219.3 sq. metres (2360.7 sq. feet)



Total area: approx. 219.3 sq. metres (2360.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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