



17 The Spinney, Elston, Newark, NG23 5PE

£675,000
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 **RICHARD
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A very well presented four bedroomed detached family home, positioned on a superb plot, set back with a deep frontage and secluded rear gardens, and located in the quiet and well served village of Elston.

The house offers in the region of 2,000 sq. ft of living accommodation which has the benefit of a gas fired central heating system and uPVC double glazed windows. Maintained in good order and modernised throughout, the practical and versatile layout offers rooms over two floors which comprise of, entrance hall with staircase leading to the impressive galleried landing above, 23ft lounge featuring a wood burning stove, study which is ideal for those who work from home, WC and utility. Open plan kitchen and dining room fitted with a range of attractive modern units. There is a side entrance passage with doors connecting to the front and rear gardens, and double garage.

Moving to the first floor accommodation there is a galleried landing, bedroom one which has a range of fitted wardrobes and an en suite shower room with a modern suite. Bedroom two is a spacious double room with fitted double wardrobe. There is a family bathroom fitted with a modern white suite including a double ended bath and a separate shower cubicle. Finally, there are bedrooms three and four which make two very pleasant family sized bedrooms.

Outside the property is situated on a spacious plot set well back behind a post and rail boundary fence, well screened with mature trees. The sweeping "in and out" driveway offers ample off road parking for several vehicles and leads to the double garage. There is a pleasant area of garden made to lawn and planted with shrubs. To the rear are private gardens made out with patio terraces and landscaped with a variety of shrubs creating a secluded environment.

This would make an ideal home for a family seeking a quality modern detached house in a well served village location with a school and within commuting distance of Newark, Nottingham and Lincoln. Viewing is highly recommended.

Elston is a lovely village located approximately 6 miles from Newark, easily accessible to the A46 dual carriageway. Village amenities include a community run convenience store, the All Saints primary school which is rated good by Ofsted, and the Chequers Inn a traditional country pub and restaurant lies at the heart of the village. The nearby town of Newark has a fabulous range of amenities including Waitrose, Asda, Morrisons and Aldi supermarkets, a recently opened Marks Spencer food hall and a good range of independent shops. Boutiques, cafes, bars and restaurants are available around the town centre and Georgian market square which also holds regular markets and events. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 1 hour 30 minutes. Nottingham, Newark, Lincoln and Bingham are all within commuting distance.

The property was built circa 1970 and is constructed with cavity brick elevations under a tiled roof covering. The living accommodation which is arranged over two levels can be described in further detail as follows:

GROUND FLOOR

ENTRANCE HALL

15'8 x 11'4 (4.78m x 3.45m)



Wooden panelled front entrance door and obscure glass side windows. Staircase leading to galleried landing, double panelled radiator, coved ceiling.

WC/UTILITY ROOM

8' x 4'1 plus 7'2 x 3'5 (2.44m x 1.24m plus 2.18m x 1.04m)

Fitted with a white suite comprising low suite WC, Belfast style wash hand basin with vanity unit below, vinyl flooring, two uPVC double glazed windows to the rear elevation, plumbing and space for an automatic washing machine. Space for a dryer, wall mounted cupboard, radiator.

LOUNGE

23'10 x 13'5 (7.26m x 4.09m)



This spacious living room has a uPVC double glazed Bow window to the front elevation, two uPVC double glazed windows to the side elevation and one to the rear elevation. Two radiators, coved ceiling, cylindrical design wood burning stove set on a slat hearth, ample space for seating areas and a dining table.



STUDY

12'2 x 7'6 (3.71m x 2.29m)



Two uPVC double glazed windows to the rear, radiator, walk-in cupboard with shelving.

OPEN PLAN KITCHEN & DINING ROOM

23'10 x 12'5 (7.26m x 3.78m)



UPVC double glazed windows to the front and rear elevation, radiator, ceramic tiled floor covering, LED downlight, space for a dining table. A range of fitted modern kitchen units comprise base cupboards and drawers, granite working surfaces, double Belfast sink, Metro style tiling to the splashbacks. Island unit with cupboards and drawer, Granite working surfaces over extending to provide an end breakfast bar. There are a range of wall mounted cupboards including glazed display cabinets, shelving, drawers and wine racks. There are two tall pull out larder units with shelving. Space for an American style fridge freezer with a storage cupboard over.



Glazed door leading to:

ENTRANCE PASSAGE

17'9 x 3'10 (5.41m x 1.17m)

With ceramic tiled flooring, uPVC double glazed doors to the front and rear elevation giving access to the driveway and gardens. Personal door giving access to the double garage.

FIRST FLOOR

GALLERIED LANDING

17'10 x 11'6 plus 4'6 x 3' (5.44m x 3.51m plus 1.37m x 0.91m)

UPVC double glazed window to the front elevation, coved ceiling, loft access hatch, radiator, hand rail and balustrades around the landing gallery.

BEDROOM ONE

16'8 x 12'6 (5.08m x 3.81m)



This spacious double bedroom has a uPVC double glazed window to the front elevation, radiator. A range of fitted wardrobes including one triple wardrobe, one double wardrobe and one quad wardrobe with drawers below, coved ceiling.

EN SUITE BATHROOM

8'10 x 6'6 (2.69m x 1.98m)



Fitted with a modern white suite comprising low suite WC, pedestal wash hand basin, panelled bath with a wall mounted Mira electric shower over. Large format wall tiles

to the splashbacks, glass shower screen. Karndean flooring, towel radiator, uPVC double glazed window to the rear elevation, extractor fan.

BEDROOM TWO

14'6 x 13'4 (4.42m x 4.06m)



This large second bedroom has uPVC double glazed window to the front elevation, radiator, fitted double wardrobe and cupboards over.

BEDROOM THREE

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



A double room with three uPVC double glazed windows to the rear elevation, radiator. Airing cupboard housing the hot water tank.

BEDROOM FOUR

9'2 x 8'11 (2.79m x 2.72m)



This pleasant room has a uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

11' x 8' (3.35m x 2.44m)



Fitted with a modern white suite comprising pedestal wash hand basin, low suite WC, double ended bath with centre mixer tap set with a granite surround and wood panelling. Double ladder style towel radiator, two uPVC double glazed windows to the rear elevation. Tiled shower cubicle with glass screen door and a wall mounted shower. Karndean flooring.

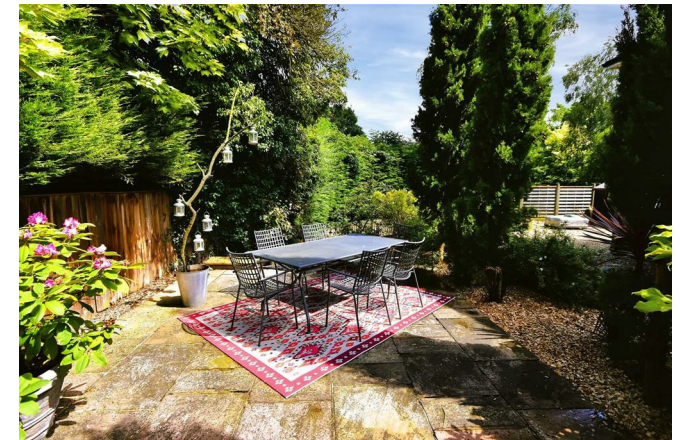
OUTSIDE

DOUBLE GARAGE

16'2 x 17'9 (4.93m x 5.41m)

With folding wooden vehicular access doors to the front, personal door to the side, Viessmann gas fired central heating boiler, power and light connected. Belfast sink with hot and cold taps, plumbing for automatic washing machine, Terrazzo tiled plinths.

The property occupies a spacious plot with a good wide and deep frontage. The driveway has two entrances allowing easy access in and out, a gravelled surface and parking for up to ten cars. There is a post and rail fence to the front boundary which is also screened with a variety of mature trees and shrubs, a garden area is laid to lawn. A wooden gate and gravelled path along the side gives access to the private rear garden which is enclosed and has a secluded feel. The garden is laid out with a large flagstone patio terrace surrounded by raised brick built planters. There is a low maintenance gravel terrace along the rear of the house and a further flagstone patio to the rear of the garden. The rear boundary has a wooden fence and is very well screened with a variety of trees. There is a large gravelled area to the side of the house where there is a timber built shed and open bay wood store. This well laid out garden offers a good degree of privacy and is ideal for those who enjoy outdoor entertaining at home.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

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 F.

Ground Floor

Approx. 101.4 sq. metres (1091.9 sq. feet)



First Floor

Approx. 95.0 sq. metres (1022.6 sq. feet)



Total area: approx. 196.4 sq. metres (2114.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(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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