



14 Parkes Close, Coddington, Newark,
NG24 2PX

£175,000
Tel: 01636 611811

 **RICHARD
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A spacious and well presented 3 bedroom semi-detached family home, situated in a sought after village location with a primary school.

This semi-detached 3 bedroom home is positioned on a generous size plot with driveway, front gardens and secluded rear garden. Inside, the ground floor living accommodation comprises , entrance hall, Lounge, Dining Kitchen and Utility room, moving to the first floor there are 3 Family size Bedrooms, a modern Shower Room and separate W.C. Ideal for a First Time Buyer or Young Family. Viewing recommended.

Coddington has the C of E Primary and Nursery School rated Good by OFSTED and two popular public houses. Shopping facilities including an M&S Food Hall, Waitrose, Asda, Morrisons and Aldi supermarkets are located nearby in Newark town centre. Fast trains are available from Newark Northgate Station with journey times to London Kings Cross in approximately 75 minutes. Access points to the A1 and A46 dual carriageways are nearby. Just a short drive away is Stapleford Woods which has walking trails and there are miles of country lanes connecting to the beautiful countryside and pretty villages, ideal for those who enjoy out pursuits, including walking and cycling.

This semi-detached house was built around 1960 with cavity brick elevations under a tiled roof covering. The central heating is gas fired and there are mostly UPVC double glazed windows. The living accommodation is arranged over two floors and is described in more detail as follows.

GROUND FLOOR

ENTRANCE HALL

11'5 x 6' (3.48m x 1.83m)

UPVC Double glazed front entrance door, Double radiator and Staircase leading to First Floor.

LOUNGE

14'5 x 10'11 (4.39m x 3.33m)



UPVC double glazed windows to the front and side, 2 x double radiators, tiled fire place and hearth with living flame gas fire.

DINING KITCHEN

14'5 x 8'7 (4.39m x 2.62m)



UPVC windows to the rear and side, radiator. Fitted modern white kitchen units with base cupboards and working surface over with inset stainless steel sink and drainer, tiling to splash backs and plumbing for washing machine. Tiled fire place and hearth with gas fire. Walk in pantry with wall shelves. Wall mounted Alpha CD18R gas central heating boiler.

UTILITY ROOM

7'1 x 6'2 (2.16m x 1.88m)

UPVC double glazed rear entrance door and side window. Fitted units comprise base cupboards, working surfaces over and wall mounted cupboards over. Built in larder cupboard with shelves.

FIRST FLOOR

LANDING

8'4 x 6'6 (2.54m x 1.98m)

Loft Access hatch

BEDROOM ONE

10'11 x 9'10 (3.33m x 3.00m)



Radiator and single glazed UPVC window to the front.

BEDROOM TWO

12'4 x 10'1 (3.76m x 3.07m)



Radiator and UPVC double glazed window to the rear. Airing cupboard with hot water cylinder and latted shelving.

BEDROOM THREE

10'9 x 6'11 (3.28m x 2.11m)



Radiator and single glazed UPVC window to the front.

SHOWER ROOM

5'5 x 5'2 (1.65m x 1.57m)



Fitted with a modern white suite with a corner shower enclosure, tempered glass screen and doors, shower boards to the walls and a wall mounted shower. Pedestal wash hand basin, radiator UPVC double glazed window to the rear and full wall tiling.

W.C

Low suite W.C and UPVC double glazed window.

OUTSIDE



The house is positioned on a generous size plot. To the frontage there is a wooden boundary fence and a wrought

iron hand gate. Block paved driveway with parking for one car. The front Garden is laid to lawn with a privet hedgerow. Concrete pathway to front door, graveled border and outside tap.

The secluded rear garden is not particularly overlooked and offers a quiet area laid out with lawned area, paved pathway, gravel borders and a paved patio terrace connecting to the rear of the house.

Outbuildings include a semi-detached brick built garden shed and a timber built garden shed.



TENURE

The property is freehold.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

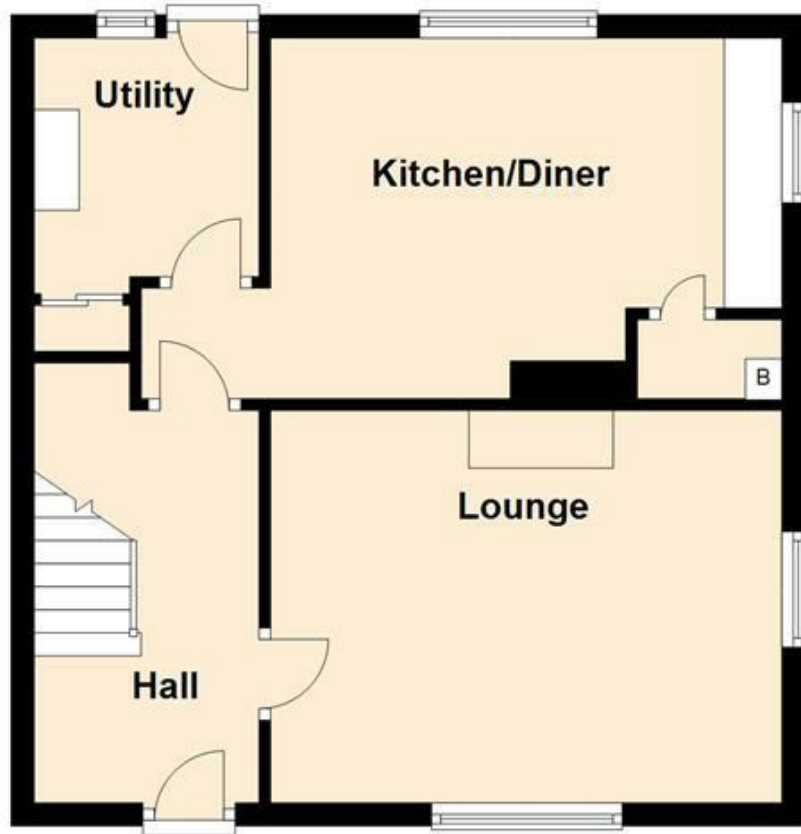
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

Council Tax Band A with Newark & Sherwood District
Council.

Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 85.8 sq. metres (923.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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