



**The Burrow, 1 Manor Grove, Normanton-  
On-Trent, Newark, NG23 6FJ**

**£875,000**  
Tel: 01636 611811

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

A fine modern individually built house providing open plan living space, a garden room, family room, four principal bedrooms, self-contained annexe (bedroom five) and four car garage with grounds including a tennis court extending to 1.1 acre or thereabouts. The house, a farmhouse inspired design, was constructed 2012 with York handmade bricks, box sash windows and ground floor underfloor heating. The recently built self-contained first floor annexe provides open plan living space, bedroom and en-suite with an external staircase and integral four car garage. Also, a recent addition to the property is a tennis court with a professional porous court surface, wired surround posts and net. Gardens provided lawned areas, an orchard and an extensive south facing patio adjacent to the main house.

The accommodation provides a reception hall, family room cloakroom, lounge, open plan dining and kitchen area, utility and a garden room extension. The first floor provides the master bedroom, en-suite, a spacious fitted dressing room, guest bedroom en-suite, double sized bedrooms three and four with a family bathroom. The annexe is approached by external stairs to a balcony with decking and balustrade. The 24' living kitchen is fully fitted, a bedroom and en-suite. The flat has not been occupied or used to date. There is an independent central heating system.

The village of Normanton-on-Trent is approached by country lanes via the A1 from Sutton-on-Trent and Grassthorpe. The village is also approached from the north via the A57. There is good accessibility to Newark, Tuxford, Lincoln, Worksop and the M1. Normanton-on-Trent is a most attractive village and conservation area. Local amenities include a public house and a primary school. Newark-on-Trent is on the main East Coast railway line with regular services to London King's Cross and journey times of just over 75 minutes.

The property is of an exceptional standard and quality of construction. York handmade bricks with lime mortar are laid in the 'English Garden Bond' and complimented with oak sash windows. The main roof is pantiled, the garden room has a pitched slated roof. Central heating is oil fired,

underfloor to the ground floor and panelled radiators upstairs. The garaging and flat is constructed in a similar style under a pantiled roof. The flat has an independent propane gas central heating system.

The property provides the following accommodation:

## GROUND FLOOR

### ENTRANCE HALL



With oak front entrance door, cupboard under the stairs containing the underfloor central heating manifolds.

## CLOAKROOM



With Sanitan suite comprising close coupled WC and a basin. Tiled floor.

## FAMILY ROOM

15'9 x 14' (4.80m x 4.27m)



A range of fitted cupboards and drawers the entire width of the room, and cupboard containing the oil fired central heating boiler. Finlock radiator.

## LOUNGE

19'10 x 16' (6.05m x 4.88m)



With feature fireplace and brick surround and wood stove. Engineered oak floor. A delightful room with a dual aspect and opening to the sitting room.



## SITTING ROOM

19'10 x 14'7 (6.05m x 4.45m)



Sharing the lounge fireplace opening and wood stove. Engineered oak floor, centre opening south facing French windows and open plan with the kitchen area.

## KITCHEN

19'6 x 11'6 (5.94m x 3.51m)



Extensive range of fitted wall cupboards, base cupboards and granite worktops incorporating a Belfast sink. Electric stainless steel range cooker and integral dishwasher. Tiled floor and opening to the garden room.



## GARDEN ROOM

16'11 x 12'7 (5.16m x 3.84m)



Ceiling open to the ridge and wood panelled. An ideal separate dining room or family garden room. Tiled floor, dual aspect and centre opening south facing French windows to the garden.



### UTILITY ROOM

9'4 x 7'9 (2.84m x 2.36m)

Base cupboards, wall cupboards, working surfaces, shelving and plumbing for a washing machine.

### FIRST FLOOR

### LANDING



With radiator. Angled door to Dressing Room.

### DRESSING ROOM

20'8 x 10' (6.30m x 3.05m)

(floor area)



Radiator. Fitted island unit with drawers, hanging space & shelving.

### MASTER BEDROOM ONE

15'9 x 11'9 (4.80m x 3.58m)



Dual aspect and pleasant views of the garden. Radiator.

### EN-SUITE

9'5 x 7'8 (2.87m x 2.34m)



Shower cubicle with rain shower, Claw Foot bath, low suite WC, basin, wall tiling and tiled floor. Chrome heated towel rail.

### GUEST BEDROOM TWO

17'9 x 9'10 (5.41m x 3.00m)



Pleasant garden aspect, radiator, provision for a flat screen.

### EN-SUITE



With shower cubicle, rain shower and Sanitan suite comprising basin and low suite WC. Three quarter tiled walls.

### LOBBY

With built in cupboard containing hot water cylinder.

### BEDROOM THREE

13'11 x 8'4 (4.24m x 2.54m)



Pleasant aspect of the garden, radiator.

### BEDROOM FOUR

14'10 x 9'7 (4.52m x 2.92m)



Front aspect, radiator.

### BATHROOM

10'9 x 7'8 (3.28m x 2.34m)



With Sanitan suite comprising pedestal basin, low suite WC, bath, 4' wide shower, half tiled walls. Chrome heated towel rail and tiled floor.

### DETACHED GARAGES AND ANNEXE

A building of brick construction with oak windows and a pantiled roof.

### TRIPLE GARAGE

31'6 x 20'3 (9.60m x 6.17m)



Fitted shelving, LED lighting and non-slip floor surface. There are three ledged and braced doors and a personal door. Radiator.

### CLOAKROOM

With WC and basin.

### BOILER ROOM

With propane gas fired central heating boiler.

### OPEN BAY

20'6 x 9'9 (6.25m x 2.97m)



With a good ceiling height.

## THE FLAT

External stairs to a balcony with decking and balustrade.

## LIVING KITCHEN

24'10 x 15'2 (7.57m x 4.62m)



Base units, cupboards and working surfaces incorporating a stainless steel sink unit. Appliances including propane hob and electric oven. Plumbing for a washing machine. A pleasant room with Dormer window and Velux roof lights.



## BEDROOM (FIVE)

16'9 x 9'5 (5.11m x 2.87m)



Radiator, gable and Dormer window.

## EN-SUITE



Bath with shower over, basin, low suite WC. Tiled floor, fully tiled walls. Chrome heated towel rail. Velux roof light.

## OUTSIDE

The shared private drive (five properties in total) leads to a pair of electrically operated gates to the property. A shingle gravelled driveway leads to a parking space and EV charging point. An extensive stone patio is south facing and there are stone paths to the rear yard area with oil tank

and brick built boundary wall. A side garden with lawn and playhouse. The grounds provide an extensive lawned area and a very pleasant orchard surrounded by hawthorne hedging.

## TENNIS COURT



The tennis court, constructed approximately four years ago, has a professional asphalt permeable surface, fully lined and complete with tennis posts and net. There is a wired surround and a seating area.





### **SERVICES**

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

### **TENURE**

The property is freehold.

### **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**

The property comes under Bassetlaw District Council Tax Band F.

**Ground Floor**  
Approx. 155.4 sq metres (1672.2 sq feet)

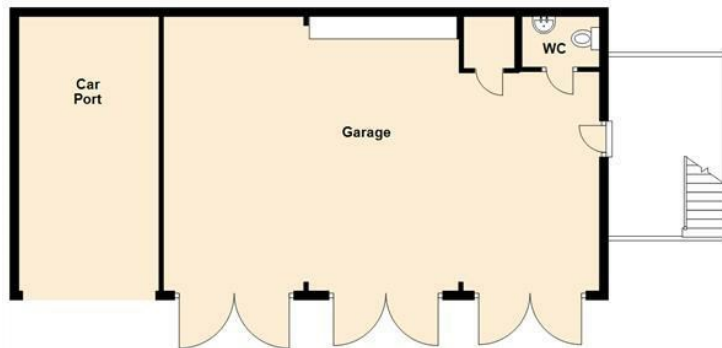


Total area: approx. 275.1 sq. metres (2960.7 sq. feet)

**First Floor**  
Approx. 119.7 sq metres (1288.5 sq feet)



**Ground Floor**  
Approx. 79.1 sq metres (851.7 sq. feet)



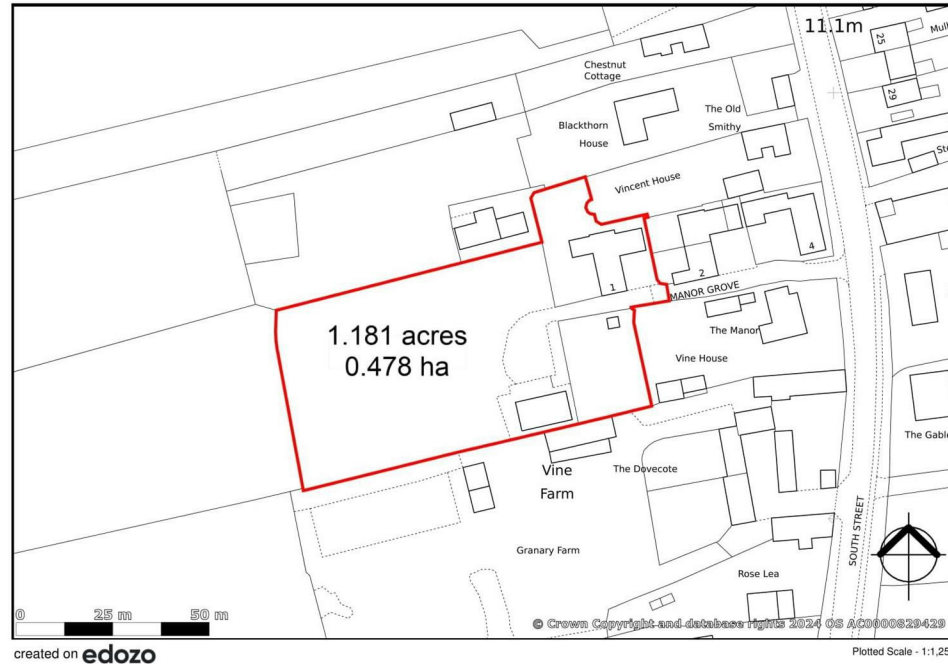
**First Floor**  
Approx. 60.6 sq metres (652.7 sq. feet)



Total area: approx. 139.8 sq. metres (1504.5 sq. feet)



1 Manor Grove, Normanton-on-Trent, Newark, NG23 6FJ



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811

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>	73	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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)



Surveyors, Estate Agents, Valuers, Auctioneers