



Croftways Moorhouse Road, Laxton, Newark,
NG22 0TB

Offers Over £550,000

Tel: 01636 816200

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

- A Detached Character Home
- 2 Lovely Reception Rooms
- Laundry/Boot Room & G.F W/C
- Bathroom Plus En Suite
- Mature 0.19 Acre Plot
- Superbly Appointed Throughout
- Fantastic Dining Kitchen
- 4 Bedrooms
- Gated Gravelled Driveway & Garage
- Delightful Rural Views

A rare and exciting opportunity to purchase this beautifully appointed home, offering character filled accommodation extending to approximately 1650 sq.ft and occupying a delightful position on the edge of the village.

The property has been upgraded by the current owners to provide a superbly appointed family sized home, full of character and with accommodation in brief comprising: a useful entrance porch, a dining room with solid oak herringbone flooring and a lovely lounge with cast iron multi-fuel burner.

No doubt the hub of the home is the fantastic open plan dining kitchen, with French doors onto the rear garden and fitted with an attractive range of shaker style units including a large island unit with breakfast bar seating.

There is a useful laundry/boot room and ground floor W/C then arranged off an attractive 1st floor landing are 4 bedrooms and the family bathroom whilst bedroom 1 features an en suite shower room.

The plot is a particular feature of the property and extends to approximately 0.19 acres overall including ample gated driveway parking to the front leading to the useful attached garage. The position on the edge of the village affords lovely rural views from the front and rear, with the rear garden including sweeping lawns and abutting a neighbouring paddock.

Viewing is highly recommended.

ACCOMMODATION

A timber panelled entrance door leads into the entrance porch.

ENTRANCE PORCH

A useful space with solid wood herringbone flooring, a central heating radiator, a spotlight to the ceiling, a uPVC double glazed window to the side aspect and glazed double French doors into the dining hall.

DINING HALL

With attractive herringbone solid oak flooring throughout and stairs rising to the first floor plus a feature exposed timber ceiling beam. A versatile space currently used as a dining area with feature fireplace housing a floor standing log burner.

LOUNGE

A lovely reception room with solid oak flooring throughout, a central heating radiator, a uPVC double glazed window, an exposed feature timber ceiling beam and a fireplace with a stone hearth and exposed brick insert housing a floor standing Carron multi fuel burner.

GROUND FLOOR W/C

Featuring a low level toilet and a corner wash basin with hot and cold taps and tiled splashback. Solid oak herringbone flooring, a central heating radiator, a uPVC double glazed obscured window to the side aspect and a wall mounted consumer unit.

OPEN PLAN DINING KITCHEN

A fantastic open plan family sized dining kitchen with solid oak flooring throughout, central heating radiator, a uPVC double glazed window to the front and rear aspect, spotlights to the ceiling and uPVC double glazed French bay window leading onto the rear garden.

The kitchen is fitted with an attractive range of Shaker style cream fronted base and wall cabinets with contrasting granite worktops, upstands and window cill and incorporates a large island unit with breakfast bar seating. There is an inset Franke 1.5 bowl sink with mixer tap and drainer grooves to the side and a comprehensive range of built-in appliances including twin ovens including a microwave combination oven, a four zone induction hob by Neff with chimney extractor hood over. There is space for an integrated fridge freezer and a beautiful decorative stone fireplace as a focal point. A latch and brace door leads into the laundry/boot room.

LAUNDRY/BOOT ROOM

A highly useful space off the kitchen with tiled flooring, a central heating radiator, a door leading onto the rear garden and providing space for additional appliances including plumbing for a washing machine.

FIRST FLOOR LANDING

A spacious galleried landing with a central heating radiator, a uPVC double glazed window to the side aspect and a useful cupboard with shelving.

BEDROOM ONE

A good sized double bedroom with a uPVC double glazed window with rural views, a central heating radiator and a latch and brace door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Featuring a large shower cubicle with glazed sliding door and mains fed rainfall shower, a dual flush toilet and a vanity wash basin with granite worktop and stone wash bowl with mixer tap and Travertine tiled splashback. Travertine tiled flooring, a chrome towel radiator, extractor fan and spotlights to the ceiling.

BEDROOM TWO

A dual aspect double bedroom with stripped wooden floorboards, a central heating radiator and uPVC double glazed windows to both the front and rear aspects.

BEDROOM THREE

A double bedroom with a central heating radiator, access hatch to the roof space, stripped wooden floorboards and a uPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

This fourth double bedroom has stripped wooden floorboards, a central heating radiator and a uPVC double glazed window to the rear aspect.

FAMILY BATHROOM

A modern three piece bathroom including a P shaped shower bath with hot and cold taps, glazed shower screen and Mira Sport electric shower. There is a dual flush toilet and a corner vanity wash basin with cupboards below, mixer tap and Travertine tiled splashbacks. Travertine tiled flooring, two uPVC double glazed windows to the side aspect, spotlights to the ceiling and an extractor fan.

DRIVEWAY PARKING & GARAGING

Two double gates at the front of the plot open onto extensive gravelled driveway parking for numerous vehicles, in turn leading to the attached brick built garage with double doors and a pitched pantile roof. The garage has power, light and a fixed ladder leading to the first floor providing additional storage and also having light and power.

GARDENS

The property occupies a generous mature plot extending to approximately 0.19 acres including the gravelled frontage with paved steps leading to a shaped lawn where a timber gate at the side provides access to the rear garden. The rear garden is mainly set to lawn and includes a raised paved patio seating area, mature hedgerows and timber fencing to the boundaries and enjoying a lovely aspect over grazing fields at the rear.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

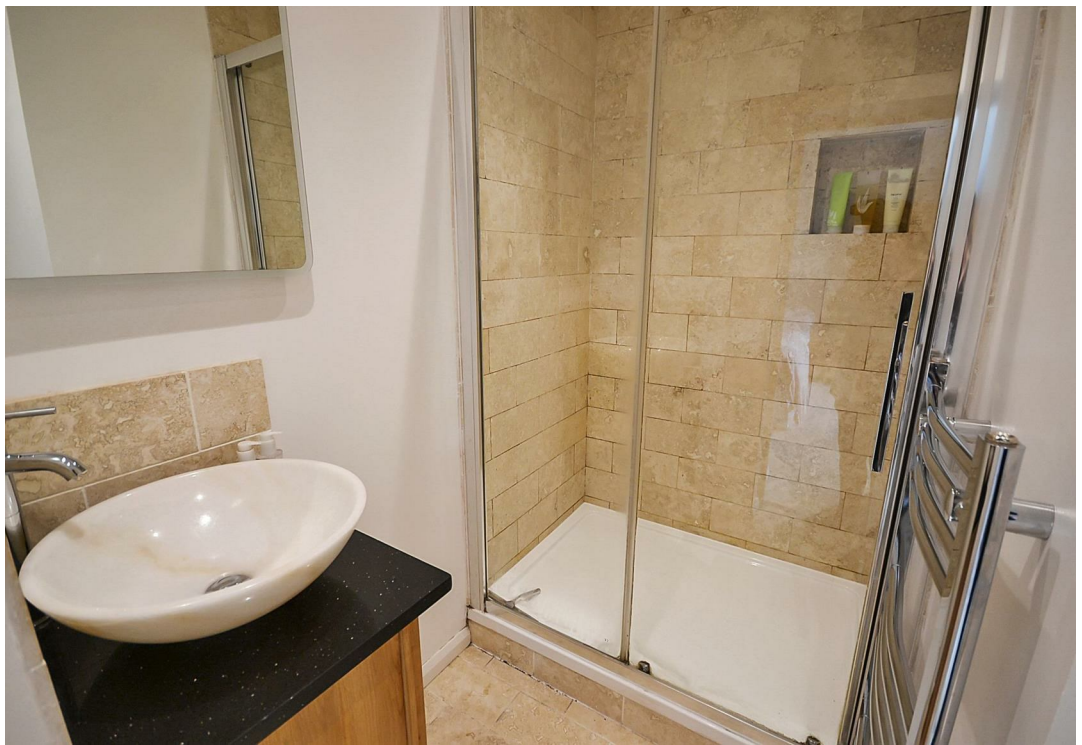
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



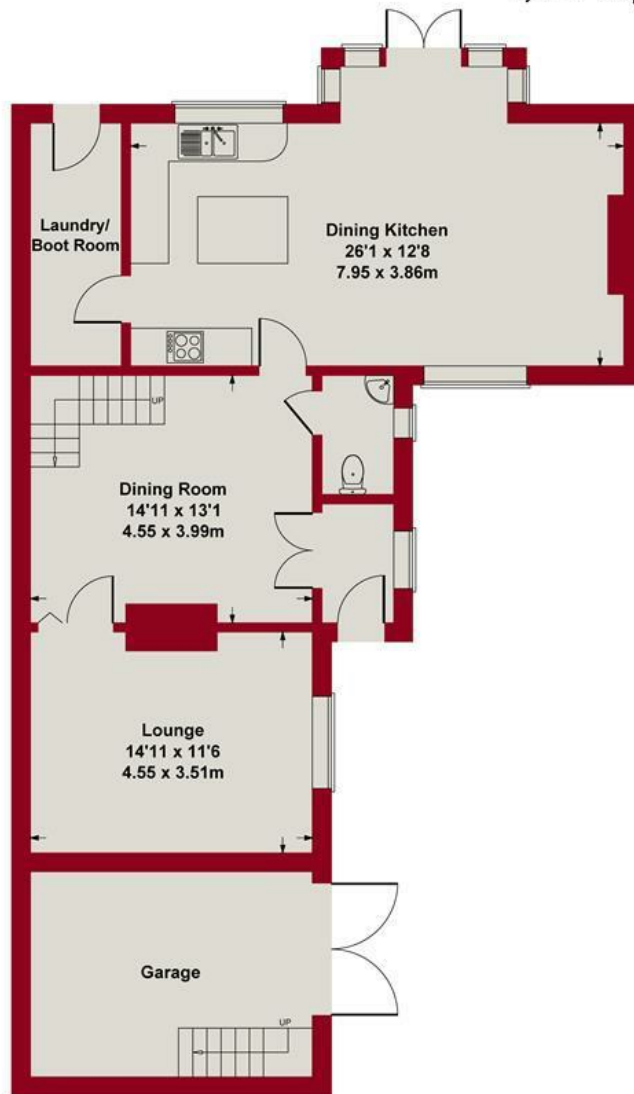




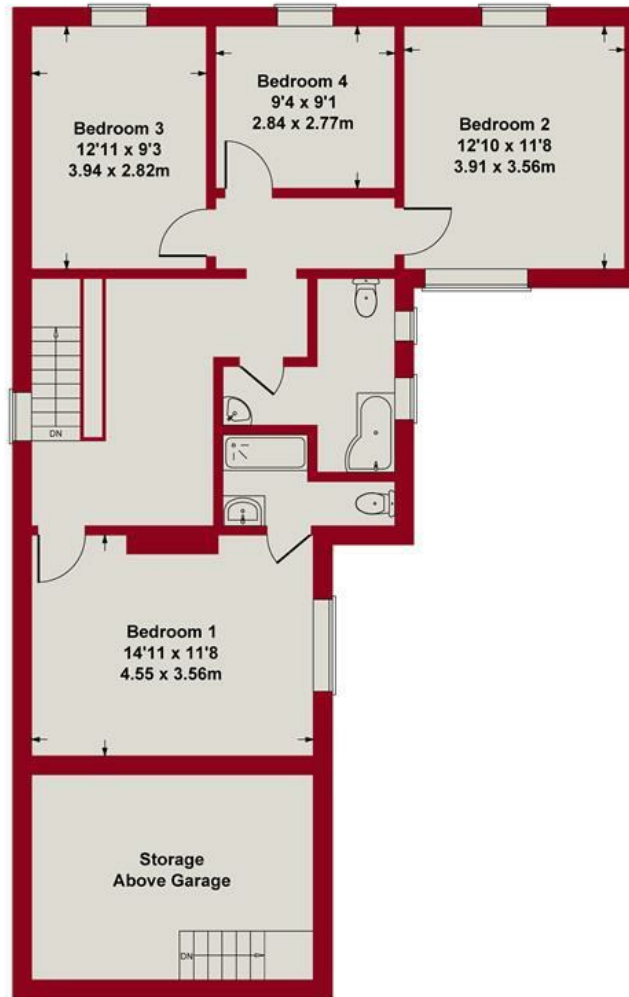




Approximate Gross Internal Area
1,717 sq ft - 160 sq m



GROUND FLOOR



FIRST FLOOR

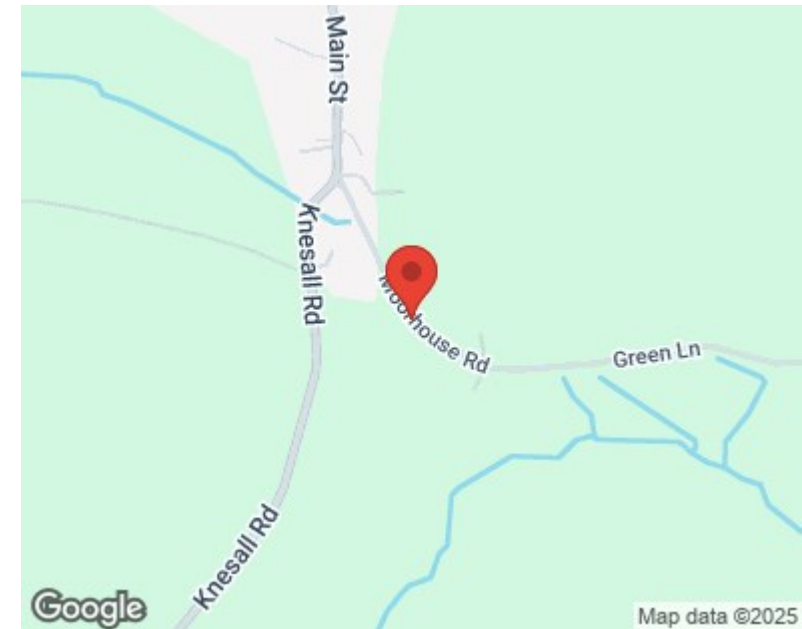
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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