



**Mill View The Turnpike, Halam, Newark, NG22  
8AE**

**Guide Price £398,000**

**Tel: 01636 816200**

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



- An Individual Detached House
- Superbly Appointed
- Lovely Lounge
- 2 Double Bedrooms
- In-and-Out Driveway
- Highly Popular Village Location
- Dining Kitchen
- Versatile 2nd Reception Room
- Bathroom Plus En-suite
- Delightful Courtyard Garden

A unique opportunity to purchase this attractive and individual detached home, offering beautifully appointed accommodation and occupying a prominent position in this highly sought after village.

The property is stylishly presented throughout and includes a welcoming hallway, a fitted dining kitchen with double French doors to the outside and access to the useful utility room. There is a lovely, dual aspect lounge with fireplace then a 2nd, versatile reception room with bi-fold doors onto the rear garden. A useful W/C completes the ground floor then to the 1st floor are 2 double bedrooms, a bathroom and en-suite shower.

An in-and-out driveway provides parking to the front whilst to the rear is a delightful Mediterranean style courtyard garden offering a good level of privacy.

View lovely open view across fields to the front and spacious, well proportioned accommodation throughout, the property is a rare find and viewing is highly recommended.

## ACCOMMODATION

A part glazed and panelled entrance door leads into the entrance hall.

## ENTRANCE HALL

A welcoming entrance hall with solid oak flooring, a spindled staircase rising to the first floor with understairs storage cupboard. There are two central heating radiators, uPVC double glazed windows to both the side aspects and doors to rooms including a part glazed door into the dining kitchen.

## DINING KITCHEN

A superbly appointed dual aspect dining kitchen with uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the front. Tiled flooring throughout, a contemporary style vertical anthracite central heating radiator, coving and spotlights to the ceiling and fitted with a range of cream fronted Shaker style base and wall units with cupboards and drawers, underlighting, rolled edge worktops, tiling for splashbacks and a 1.5 bowl ceramic sink with mixer tap. There is a built-in double oven by AEG plus four burner gas hob and chimney extractor hood over plus an integrated fridge freezer.

## UTILITY ROOM

A useful space at the side of the kitchen fitted with a range of Shaker style base units with a rolled edge worktop, tiled splashbacks and stainless steel sink with mixer tap. There is space

beneath the worktops for appliances including plumbing for a washing machine plus a tiled floor, central heating radiator, a uPVC double glazed door onto the rear garden and a wall mounted central heating boiler.

## LIVING ROOM

A lovely dual aspect reception room with a central heating radiator, coved ceiling and ceiling rose, a uPVC double glazed window to the front aspect and large uPVC double glazed French doors leading onto the rear garden. The focal point of the room is a decorative fireplace with a granite hearth housing a coal effect gas fire. A part glazed door leads into the garden room.

## GARDEN ROOM

A versatile and second reception room at the side of the property with uPVC double glazed picture window to the front aspect and bi-fold doors onto the rear garden. There is tiled flooring with underfloor heating, spotlights to the ceiling and a high level skylight.

## GROUND FLOOR CLOAKROOM W.C

Fitted in white with a close coupled toilet and a wall mounted wash basin with mixer tap and tiled splashbacks. Solid oak flooring, central heating radiator and a uPVC double glazed obscured window to the rear elevation.

## FIRST FLOOR LANDING

Having an access hatch to the roof space, two central heating radiators and uPVC double glazed windows to both the front and rear elevations.

## BEDROOM ONE

A generously proportioned double bedroom with uPVC double glazed windows to both the front and rear elevations, coved ceiling and two central heating radiators.

## EN-SUITE SHOWER ROOM

Fitted in white with a close coupled toilet and a pedestal wash basin with hot and cold taps and tiled splashback, shower enclosure with glazed folding door and mains fed shower plus tiled splashbacks, tiled flooring, spotlights to the ceiling and an extractor fan.

## BEDROOM TWO

A double bedroom with coved ceiling, a central heating radiator, a uPVC double glazed window to both the front and side elevations and a Jack and Jill door into the main bathroom.

## MAIN BATHROOM

Fitted in white with a three piece traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a panel sided bath with mixer tap and hand held shower plus glazed shower screen. Tiled flooring and tiling to the walls for splashbacks, a chrome towel radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

## DRIVEWAY PARKING

An in-and-out driveway provides parking for three vehicles to the front of the plot.

## **GARDENS**

The property occupies an established plot with a small planted frontage, there is gated access at the side of the property leading to a delightful Mediterranean style enclosed garden to the rear with timber decked seating areas, outside lighting and all enclosed with a combination of brick walling, trellising and fencing.

## **COUNCIL TAX**

The property is registered as council tax band D.

## **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>















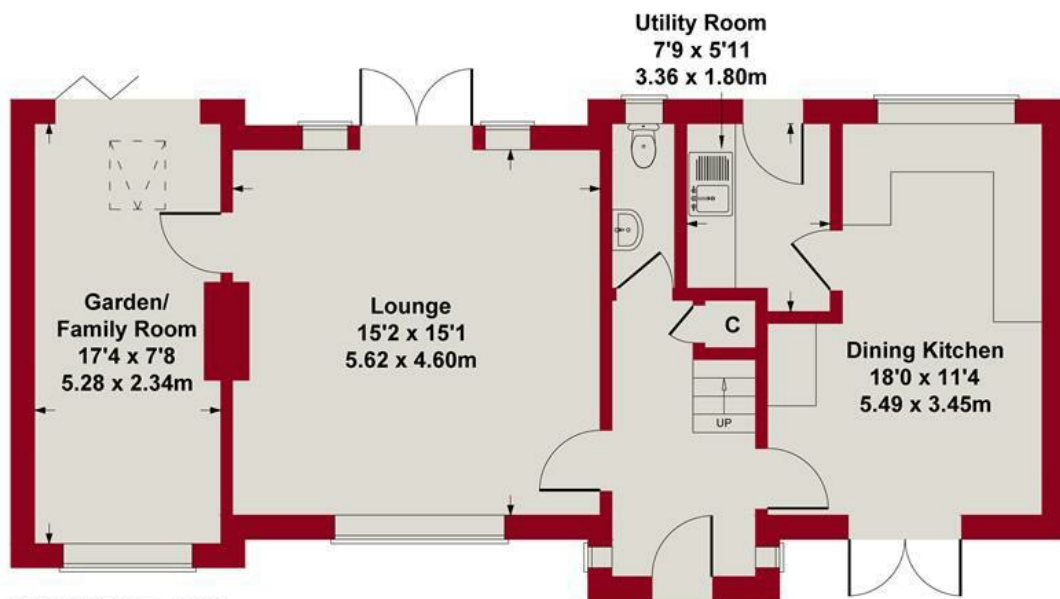




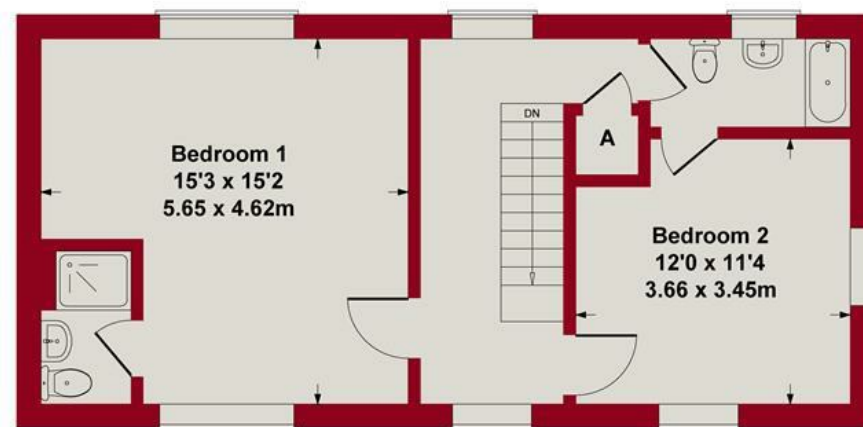




**Approximate Gross Internal Area  
1,183 sq ft - 110 sq m**



**GROUND FLOOR**

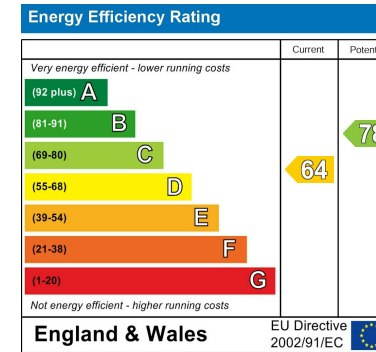


**FIRST FLOOR**

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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