



Steeple House
High Street, South Clifton, Newark. NG23 7AD

BELL



Steeple House

South Clifton

A surprisingly good sized 3/4 detached family residence, very pleasantly located in the heart of the delightful small quiet Trent Valley village of South Clifton. The house has been substantial refurbished by the seller with attractive contemporary design style appointment that certainly catches the eye. A viewing is recommended.

South Clifton is a small rural village in North Nottinghamshire which can be reached from the Newark to Gainsborough road, where it nestles between the A1133 and the River Trent. The village is approximately 10 miles from Newark with its high-speed rail link to London Kings Cross and the A1 and 12 miles from Gainsborough with its popular Marshall's Yard shopping centre and Grammar School. The historic City of Lincoln lies approximately 12 miles to the east and offers an excellent comprehensive range of regional shopping and social facilities.



ACCOMMODATION

Entrance Hall having attractive obscure double-glazed front entrance door, staircase up to first floor, engineered wood flooring and radiator. Doorways through to adjoining accommodation and door to:

Cloakroom attractively appointed with corner wash hand basin with tiled splashback, low level WC, engineered wood flooring.

Study/Bedroom 4 having a very pleasant outlook over the front grounds and driveway; engineered wood flooring and radiator.



Kitchen having an easterly outlook over the rear garden with very appealing quality contemporary Shaker style fitted kitchen units comprising; decorative marble styled quality fitted work surfaces with single drainer sink unit inset and cupboard space below. The work surface extends around the adjoining walls with cupboard space, a tier two drawers, integrated refrigerator, brushed steel feature Zanussi built in dishwasher, and brushed steel built-in Hotpoint oven beneath; Logik ceramic style four ring hob to surface and Beko brushed steel cooker hood with accompanying wall cupboard and shelf space set on either side above. Engineered wood flooring, illuminated cornice to wall cupboard units, ceiling spotlight fitting and radiator. Good size built-in under stairs storage cupboard and uPVC obscure glazed rear entrance door to garden.

Living Room a good-sized appealing family reception room, enjoying a very appealing view to the west out over the front garden and across the lane; with engineered wood flooring and radiator. Open archway through to:

Dining Room with a northerly aspect, engineered wood flooring and radiator

First Floor

Landing with a easterly outlook down over the rear garden; sloping ceiling level in part with roof window and radiator.

Bedroom having a westerly view over the front garden and across to other attractive homes on the High Street; sloping ceiling in part with roof window and radiator.

Bedroom with a westerly view down over the front garden and beyond to the High Street; sloping ceiling in part with roof window and radiator.

Bedroom with an easterly outlook over the rear garden; sloping ceiling level in part with roof window, fitted contemporary style cupboard and shelf space with study table top area and radiator.

Separate Toilet having sloping ceiling level in part with roof window; low level WC and decorative wood styled flooring.





Bathroom having contemporary design style appointment comprising; panelled bath with Triton shower fitting and mermaid board style splash back to full height about; pedestal wash hand basin with mosaic tiled splash back; built in airing cupboard to one corner containing the insulated hot water cylinder with immersion heater, decorative wood styled bathroom flooring and radiator.

OUTSIDE

There is a gravelled driveway to the front of the property running off the village High Steet, providing ample parking for family and visitors. The front garden has been laid to lawn and is enclosed by low wall and hedging as appropriate. There is a pathway running down the northern elevation of the house through to the rear.

The back garden is conveniently laid to low maintenance artificial turf, providing a good sized outside family area onto which to relax in the spring and summer months with garden furniture and displays of flower pots/tubs. The garden is wall and fence enclosed as appropriate.

Integral to the rear off the house there is the **OUTSIDE UTILITY ROOM** with contemporary Shaker style units, ceramic single drainer one and a half bowl sink unit inset to work surface, cupboard space below, built in freezer, room for laundry white good and engineered wood style flooring. There is an outside water tap to front.

Newark & Sherwood District Council – Tax band: C

ENERGY PERFORMANCE RATING: tbc

Mains water, electric, drainage. Oil fired heating

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

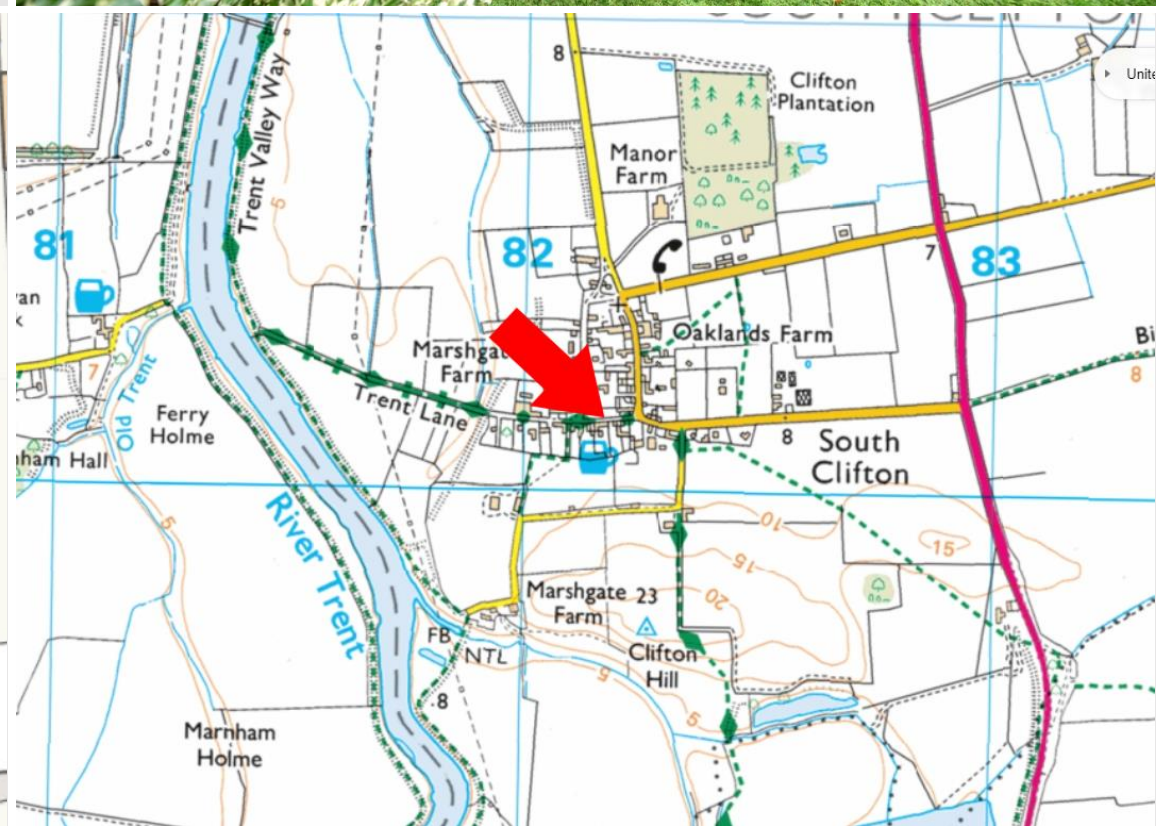
VIEWING: By arrangement with the agent's Lincoln Office
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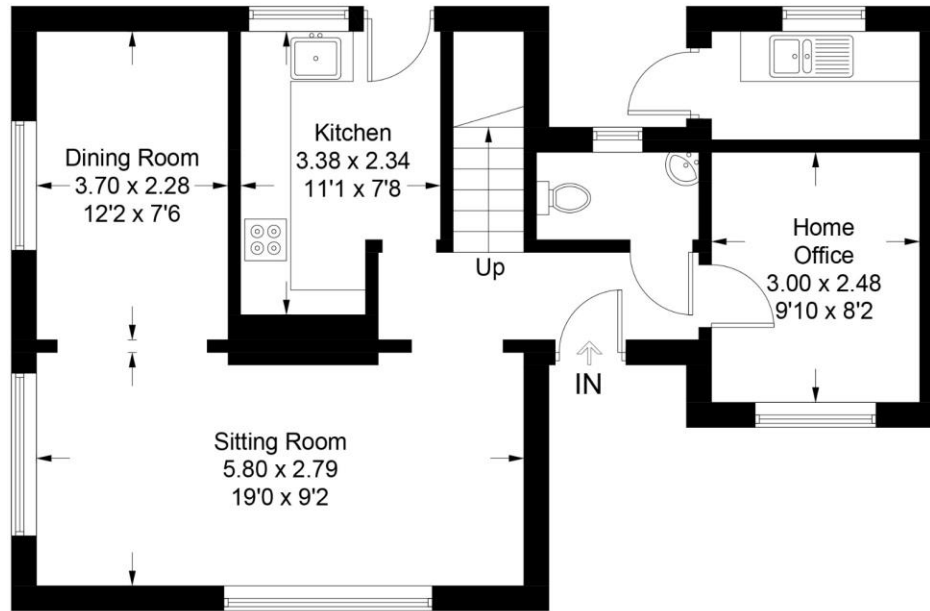


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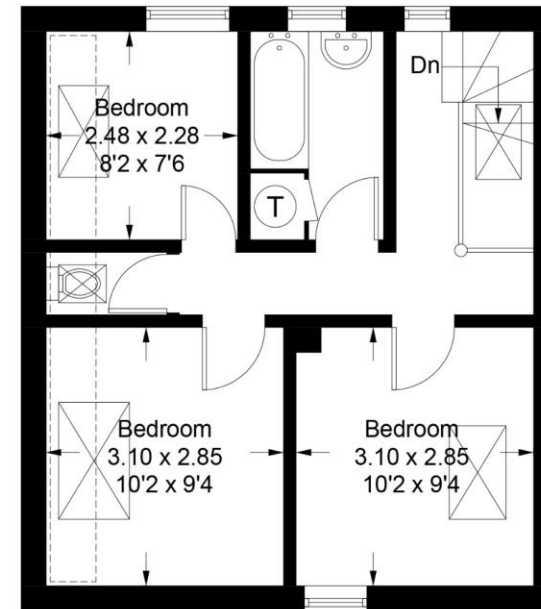
Approximate Gross Internal Area
Ground Floor = 55.5 sq m / 597 sq ft
First Floor = 38.9 sq m / 419 sq ft
Total = 94.4 sq m / 1016 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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