



Inholms Gardens,  
Flintham, NG23 5LQ

 **NEWTON  
FALLOWELL**

## Inholms Gardens, Flintham, NG23 5LQ £525,000

Offered to the market is this substantial four bedroom, detached family home. Located within the desirable Village of Flintham on a plot that is approximately 0.25 of an acre with stunning views to the rear overlooking fields. This extended property offers accommodation comprising: Entrance porch, entrance hall, living room, snug, family room, large open plan living / dining kitchen, study / work room, utility, ground floor w.c. and gym to the ground floor, four bedrooms and family bathroom to the first floor, double garage, spacious rear garden and driveway to the front providing off street parking for several vehicles. EPC - Rating - C. Council Tax Band - D. Freehold.

### Flintham

The Village of Flintham is a picturesque Village located off the A46 midway between the market towns of Newark and Bingham where there are further amenities and is well placed for commuting with good road links to the A1, A52 and M1 and there are direct trains from Newark Northgate to London in just over an hour. The Village itself offers a community shop and museum, public house, a highly regarded primary school and secondary school catchment for Toot Hill in Bingham.



### Entrance Porch

Travertine effect tiled floor and Oak door into Entrance Hall.

### Entrance Hall

Staircase rising to the first floor with oak spindle balustrade and under stairs storage cupboard and Oak internal doors leading to the Boot Room, Living Room, Snug and Open Plan Living / Dining Kitchen.

### Boot Room

8'5" x 6'0" (2.59m x 1.83m)

A practical room offering good storage and housing the gas central heating boiler.

### Living Room

17'5" x 12'5" (5.31m x 3.81m)

A light and bright reception room with double glazed windows to front and side elevations, feature chimney breast with stone surround and hearth and television point.

### Snug

12'5" x 10'5" (3.81m x 3.20m)

This reception room could be utilised in several ways with double glazed door to the front elevation.

### Open Plan Living / Dining Kitchen

23'9" max x 24'4" max (7.24m max x 7.44m max)

A stunning and generous space with a run of Bi-fold doors leading out to the Rear Garden and pitched roof with inset skylights. This light and bright area offers initial dining and living space with attractive solid fuel stove, Travertine style tiled floor and kitchen area fitted with a generous range of base and drawer units with brush metal fittings, granite preparation surfaces, central island unit with inset twin stainless steel sinks, free standing Stoves gas and electric range, integrated dishwasher and under counter fridge. There are further Oak doors leading to the Study / Work Room, Utility Room and Family Room.

### Family Room

19'5" x 11'10" (5.92m x 3.63m)

A further versatile reception room with double glazed window to the front elevation.

### Study/ Work Room

13'8" x 11'10" (4.17m x 3.63m)

A versatile room which is fitted with a range of wall and base units, central island unit, butcher's block preparation surfaces, exposed strip pine floor boards and double glazed window overlooking the Rear Garden.

### Utility Room

10'0" x 6'3" (3.05m x 1.93m)

Fitted wall units with butcher's block work surface, space and plumbing for washing machine and space for tumble dryer beneath, space for further appliance, continuation of the tiled floor, double glazed window to the rear elevation and doors to the W.C. and Gym.

### W.C.

Fitted with a two piece contemporary white suite comprising: W.C. and wall mounted washbasin with chrome mixer tap and continuation of the tiled floor.

### Gym

15'3" x 14'4" (4.66 x 4.37)

Another versatile space lying to the rear of the garage which can be utilised for a variety of purposes, having tiled floor, double glazed exterior door and internal door to the Double Garage.

### Double Garage

15'3" x 21'3" (4.66 x 6.50)

Electric roller shutter door to the front elevation and having power and light.

### Landing

Doors to the Bedroom and Bathroom accommodation and having loft access.

### Bedroom One

12'4" x 14'6" max (3.78m x 4.42m max )

A light and bright Bedroom with double glazed windows to the front and side elevations and having built-in wardrobes.



### Bedroom Two

12'4" x 10'7" (3.78m x 3.25m)

Another light and bright double Bedroom with double glazed windows to the front and side elevations and built-in wardrobes.

### Bedroom Three

14'0" x 9'1" (4.27m x 2.77m)

Double glazed window to the rear elevation over looking the Rear garden and fields beyond.

### Bedroom Four

15'8" x 5'10" (4.78m x 1.80m)

Double glazed window to the rear elevation over looking the Rear garden and fields beyond.

### Family Bathroom

9'6" x 8'11" (2.92m x 2.74m)

A well proportioned Family Bathroom having double glazed window with the attractive views to the rear and being fitted with a contemporary suite comprising: Double ended, free standing bath with chrome mixer tap and separate shower handset, double length shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, W.C. and wall mounted washbasin. Travertine style tiled floor, wall mounted TV and contemporary towel radiator.

### Outside

This property occupies a generous plot of approximately 0.25 Acres and is set back from the road providing off road parking for several vehicles. To the rear of the property is an enclosed, well proportioned garden, mainly laid to lawn with initial raised terrace, established trees and shrubs and delightful aspect across to adjacent fields.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note





Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

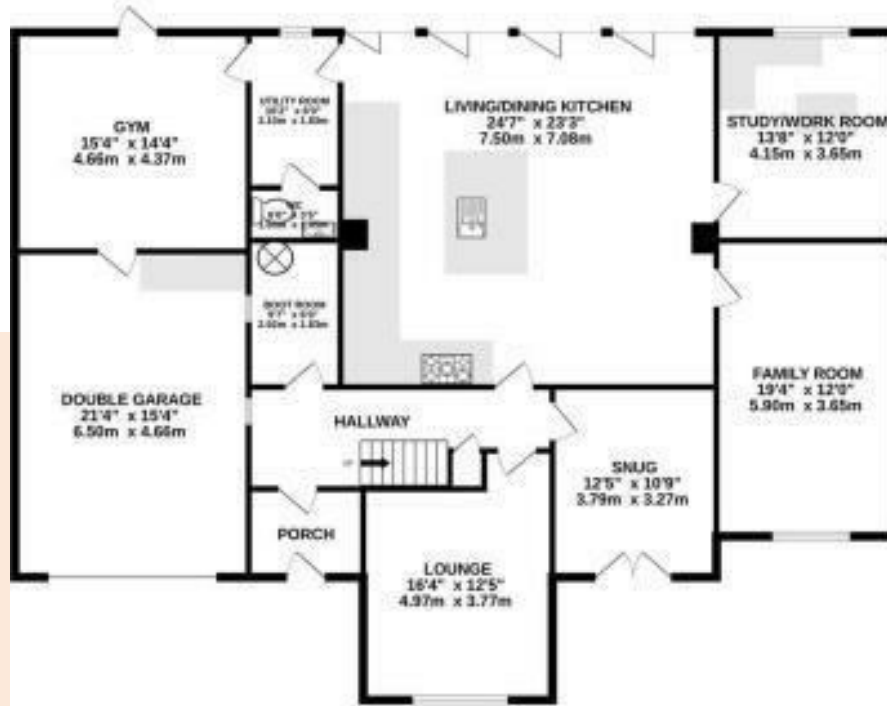
**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC

**GROUND FLOOR**  
2126 sq.ft. (197.4 sq.m.) approx.



**1ST FLOOR**  
709 sq.ft. (65.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2834 sq.ft. (263.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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. 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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