



Woods Lane, Flintham
Newark, NG23 5LR



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£775,000

Offered to the market is this immaculate, five double bedroom family home. Situated on approximately 0.4 Acres with breathtaking countryside views to the rear elevation, this substantial detached property offers accommodation comprising: Entrance Hall, ground floor w.c., generous living room, sun room, separate dining room, high quality fitted kitchen breakfast room, utility room, inner hall, home office, five double bedrooms, master having en-suite bathroom, luxurious four piece family bathroom, double garage, landscaped gardens, gated driveway providing off street parking for several vehicles and countryside views to the rear elevation. Located within the desirable Village of Flintham just 8.3 miles drive from Newark train station where there is a direct line to London King's Cross. Freehold. EPC - TBC. Council Tax Band - G.

Entrance

A light, bright and welcoming reception with stairs rising to the first floor, doors to the Living Room, Kitchen Breakfast Room and Ground Floor W.C. and Karndean flooring.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin and double glazed window



Living Room

22'5" x 13'9" (6.85m x 4.20m)

A light filled Primary Reception Room with large full height double glazed window to the front elevation, two double glazed window to the side elevation and door leading to the Sun Room, double doors leading to the Dining Room, television point and feature stone fireplace.

Sun Room

28'0" x 6'8" (8.55m x 2.05m)

A peaceful and versatile room with large double glazed patio doors and large double glazed panels with external electric awning, leading to the landscaped Rear Garden enjoying views over the countryside beyond and door accessing the Dining Room.

Dining Room

12'5" x 11'11" (3.80m x 3.65m)

Door to the Kitchen Breakfast Room and double doors to the Sun room and Living Room.

Kitchen Breakfast Room

20'8" x 12'1" (6.30m x 3.70m)

A high quality fitted Kitchen Breakfast Room with base and wall mounted units, Granite work surface, feature Island, inset sink and drainer, built-in electric oven with microwave and grill, induction hob, built-in appliances to include: dishwasher, fridge freezer and wine fridge, double glazed window to the rear elevation enjoying the views over the landscaped Rear Garden and countryside beyond, double glazed door with side panels to the side elevation, door to the utility Room and tiled flooring with underfloor heating.



Utility Room

9'0" x 8'8" (2.75m x 2.65m)

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine, space for tumble dryer, tall double cupboard, inset sink and drainer, built-in fridge freezer, double glazed window to the side elevation, tiled flooring with under floor heating and access to the Inner Hall.

Inner Hall

Double glazed door to the side elevation, built-in storage cupboards and door to the Home Office.

Home Office

11'11" x 8'0" (3.65m x 2.45m)

Double glazed window and built-in storage cupboard.

Landing

Large double glazed window to the front elevation overlooking the landscaped Front Garden and doors to the Bedroom and Bathroom accommodation and cupboard housing the hot water cylinder.

Master Bedroom

18'2" x 11'11" (5.55m x 3.65m)

A generous Master Bedroom with double glazed French doors and window, built-in furniture and door leading to the En-Suite Bathroom.

En-Suite Bathroom

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over, wood effect flooring and double glazed window.

Bedroom Two

11'6" max x 13'6" (3.51 max x 4.13)

Built - in wardrobes, double glazed French doors to the rear elevation with views over the Rear Garden and fields beyond.

Bedroom Three

12'11" min x 9'3" (3.94 min x 2.82)

Built-in wardrobe and double glazed window to the rear elevation again with the attractive views.

Bedroom Four

13'7" x 7'1" (4.16 x 2.16)

Double glazed window to the front elevation.

Bedroom Five

13'2" x 9'8" (4.03 x 2.97)

Built-in wardrobe and double glazed window to the rear elevation again with the attractive views.





Family Bathroom

Another generously proportioned room being fitted with a four piece suite comprising: W.C. wash basin, walk-in double shower cubicle and feature spa bath, tiled flooring with under floor heating and double glazed windows to the rear elevation.

Double Garage

20'0" x 15'8" (6.10m x 4.80m)

Electric garage door to the front, pedestrian door to the rear, light and power.

Rear Garden

This beautifully landscaped Rear Garden has uninterrupted countryside views and has been laid to a shaped lawn with flourishing planted borders, shaped central island with mature planted shrubs patio area to the rear of the property ideal for entertaining and alfresco dining and pedestrian access leading to the front of the property.

Outside to the Front

There is an extensive Front Garden with a gated sweeping driveway, shaped lawn and mature trees.

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.

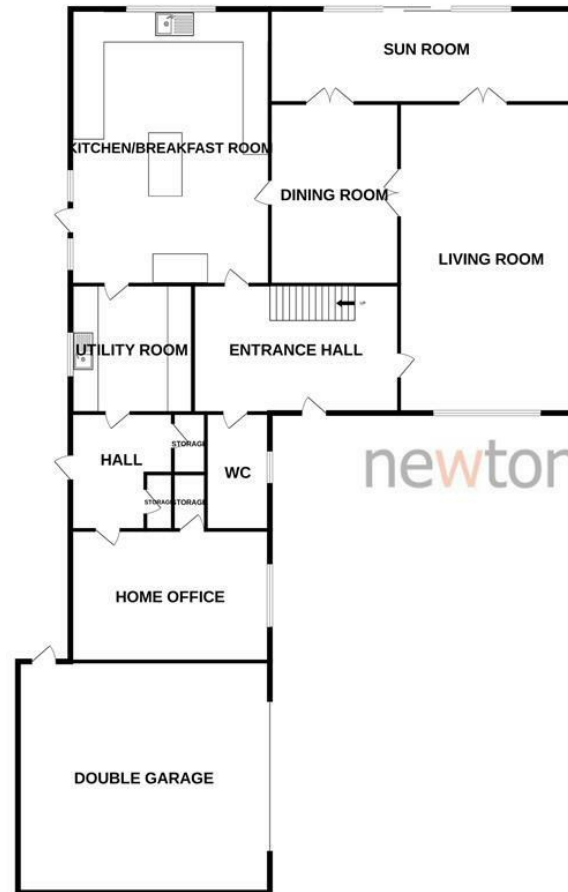
This property is on mains drains, mains water, has electric heating and broadband.







GROUND FLOOR



1ST FLOOR



newton fallowell

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

