



Henton Close, Coddington



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Guide Price £230,000 to £240,000



## Key Features

- Modern Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Dining Kitchen & Utility Room
- Private Enclosed Rear Garden
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Benefiting from beautiful views across Thorpe Oaks Playing Field, this modern detached home enjoys a quiet cul-de-sac location in the ever-popular village of Coddington with a range of local amenities close to hand, including great school catchment, and offers easy access on to the A1 as well as Newark town centre.

The property's accommodation comprises to the ground floor: entrance hallway, WC, spacious dual aspect lounge with sliding doors to the rear garden, dual aspect dining kitchen with four ring gas hob and electric oven, and access to the utility room. The first floor has a family bathroom, and three well-proportioned bedrooms, two of which having fitted storage and the main bedroom also having an ensuite shower room.

Outside, the property is approached vehicularly from the rear with a detached garage and driveway providing off street parking. The rear garden is predominantly laid to lawn with a paved seating area and is partly walled enclosed with some mature hedging to borders. Other features of this home include gas central heating, and UPVC double glazing with additional secondary glazing to majority of windows.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'10" x 5'9" (1.8m x 1.8m)

Ground Floor WC 5'2" x 3'7" (1.6m x 1.1m)

Lounge 17'0" x 10'3" (5.2m x 3.1m)

Dining Kitchen 17'0" x 9'9" (5.2m x 3m)

maximum measurements

Utility Room 5'10" x 5'9" (1.8m x 1.8m)

maximum measurements

First Floor Landing

Bedroom One 13'6" x 10'10" (4.1m x 3.3m)

maximum measurements

Ensuite Shower Room 6'0" x 4'11" (1.8m x 1.5m)

Bedroom Two 10'6" x 10'0" (3.2m x 3m)

Bedroom Three 7'5" x 6'9" (2.3m x 2.1m)

Bathroom 7'2" x 6'1" (2.2m x 1.9m)

#### Agent's Note - Windows

The property has UPVC double glazing with additional secondary glazing to majority of windows.



#### Services

Mains gas, electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

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, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Interactive Property Report

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

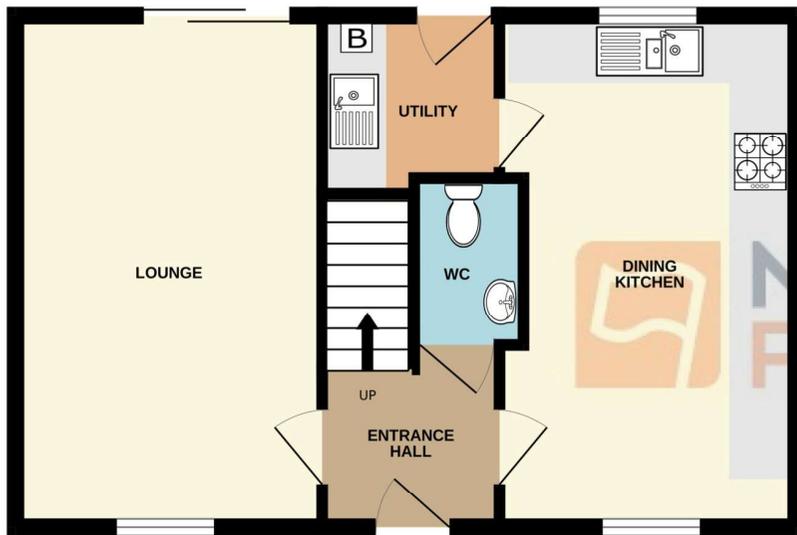
#### Anti-Money Laundering Regulations

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

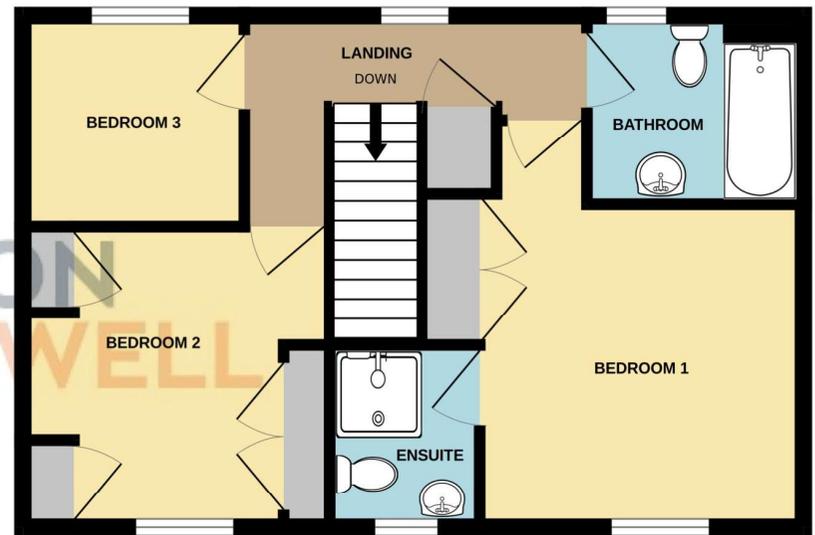
#### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

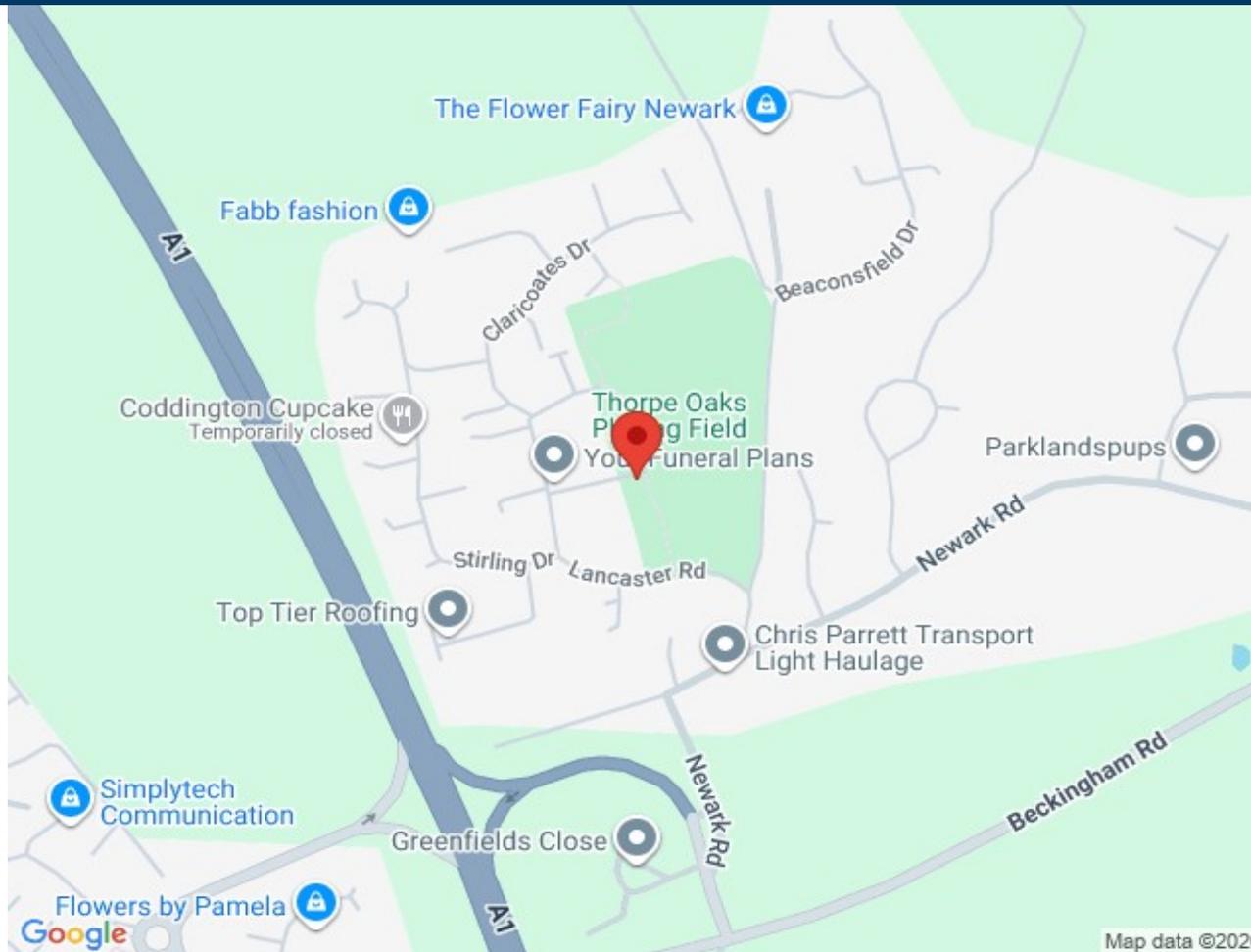
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

