

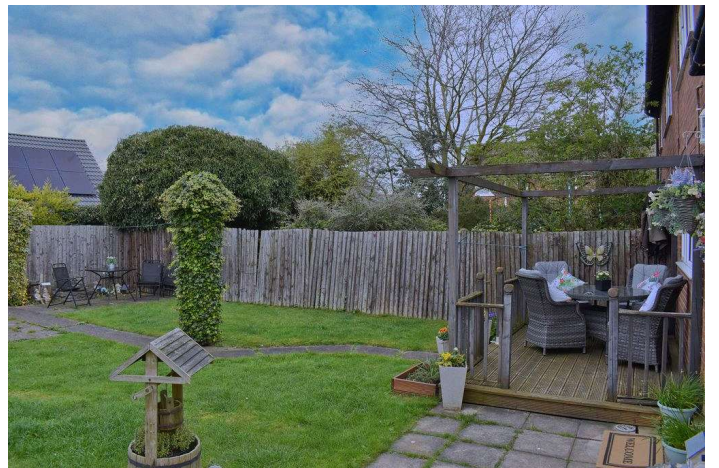
## Forge Close, South Muskham NG23 6EG



**GUIDE PRICE £180,000 to £190,000.** A three bedroom semi-detached home situated on a beautiful plot in the heart of this quiet village location. In addition to the three bedrooms, there is a well proportioned lounge, separate dining room, kitchen, first floor WC and bathroom. The property is partially double glazed and benefits from the recent addition of Air Source central heating and Solar Panels. Available for purchase with NO CHAIN.

**Guide Price £180,000 to £190,000**







## Situation and Amenities

The village of South Muskham is located approximately 1 mile from the market town of Newark on Trent. The close by village of North Muskham has an outstanding primary school, a pretty church, a riverside public house and a nature reserve. More comprehensive amenities can be found in the market town of Newark on Trent. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. Shopping facilities in Newark include M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway has a window to the side elevation, the dogleg staircase rising to the first floor and a door providing access into the lounge. The hallway has a ceiling light point and a radiator.

### Lounge 14' 10" x 11' 11" (4.52m x 3.63m)

This excellent sized and well proportioned reception room has a window to the front elevation overlooking the delightful garden. The lounge has a ceiling light point, picture rail and a radiator. A door leads into the dining room. The fireplace used to operate an open fire with back boiler, this has now been de-commissioned in lieu of the recently installed air source central heating system. With the appropriate measures the fireplace could be reinstated as an open fire.

### Dining Room 12' 8" x 9' 8" (3.86m x 2.94m)

This charming dining room has a window to the rear elevation, picture rail, beamed ceiling, a ceiling light point and a radiator. There is an open plan breakfast bar, and door both leading into the kitchen.

### Kitchen 9' 7" x 8' 0" (2.92m x 2.44m)

The kitchen has a window to the side elevation and a half glazed door providing access to the rear garden. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for a washing machine, and further spaces for both a larder fridge and freezer. The free standing electric cooker is included within the sale. The kitchen has a ceiling light point and an extractor fan.

## First Floor Landing

The dogleg staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation at the half landing. The landing has a ceiling light point and doors into the three bedrooms, the WC and bathroom. Access to the loft space is obtained from here.

### Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m)

An excellent sized double bedroom with a window to the front elevation, a fitted double wardrobe, ceiling light point and radiator.

### Bedroom Two 12' 0" x 9' 8" (3.65m x 2.94m)

A further good sized double bedroom, having a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Three 8' 9" x 8' 7" (2.66m x 2.61m) (at widest points)

An 'L' shaped single bedroom with a window to the front elevation, a ceiling light point and a radiator.

### Bathroom 6' 6" x 6' 2" (1.98m x 1.88m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath with shower mixer tap attachment, and a pedestal wash hand basin. In addition there is a ceiling light point, an extractor fan and a radiator. The airing cupboard is located in the bathroom.

**Separate WC**

This room has a window to the side elevation, part panelling to the walls, a WC and a ceiling light point.

**Outside**

The outside of this family home is a particular feature. The property is approached via a pedestrian footpath, there is no vehicular access or passing traffic. The spectacular front garden is of an excellent size and laid primarily to lawn edged with borders containing an abundance of mature shrubs, plants and trees. There is an ornamental sunken pond with water feature and bridge. The garden enjoys an excellent degree of privacy. The footpath continues to the front door and adjacent to the side of the property is gated access around to the side and rear gardens.

**Side and Rear Gardens**

Once again, the side and rear gardens are fully enclosed and enjoy a high degree of privacy. These garden areas are laid primarily to lawn. The two timber sheds and greenhouse are included within the sale, these are in need of some repair. Situated adjacent to the rear of the house is a raised deck ideal for outdoor seating and entertaining.

**Council Tax**

The property is in Band B.

## **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

## **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

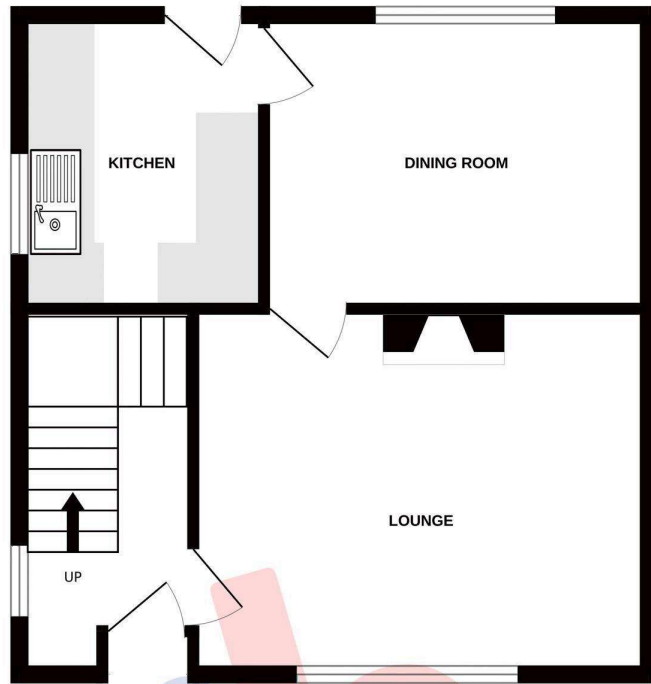
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

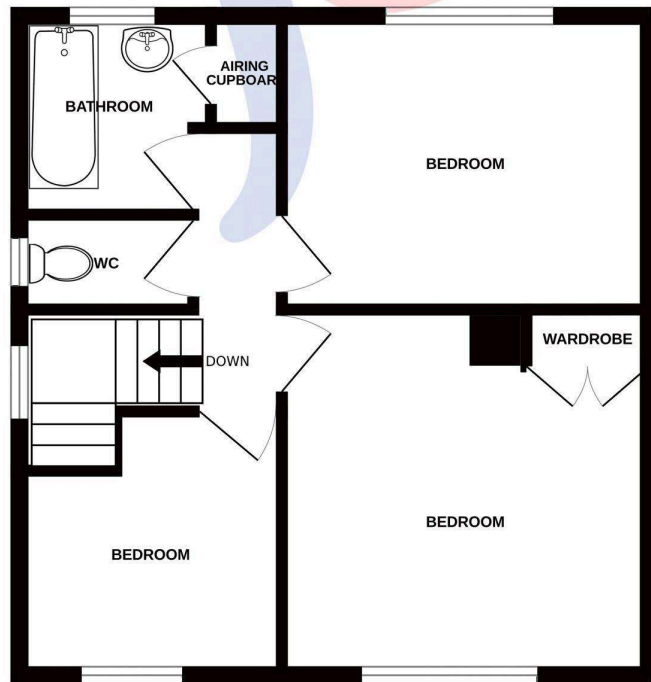
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007412 07 April 2026



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

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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