



**83 Coneygrey Spinney, Flintham,
Nottinghamshire, NG23 5LW**

No Chain £249,995

Tel: 01949 836678



- Traditional Semi Detached Home
- Spacious Main Reception
- Generous Garage & Utility Space
- Enclosed Rear Garden
- Viewing Highly Recommended
- 3 Bedrooms
- Conservatory At Rear
- Off Road Parking
- No Upward Chain

An opportunity to purchase a traditional semi detached home within this popular established development that has benefitted from the addition of a substantial attached tandem length garage as well as a utility and the added unexpected benefit of upgraded triple glazed windows.

Internally the property extends to approximately 1,150 sq.ft. including its conservatory at the rear and comprises an initial entrance hall, generous open plan L shaped living/dining room and kitchen while, to the first floor, there are three bedrooms, with a particularly generous main bedroom, and separate bathroom.

The property is recently redecorated throughout and with a range of floor coverings but may require some updating, particularly to the kitchen. However this will allow somebody to place their own mark on a home.

As well as the internal accommodation the property occupies an established plot with block set driveway to the front providing off road parking and, in turn, leads to a generous attached garage which could provide further secure parking or workshop space with a utility area at the rear. The rear garden is enclosed to all sides with a central lawn and established borders, with an aspect across to an adjacent small play park making it ideal for families.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer and is brought to the market with no upward chain.

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

FLINTHAM

Flintham is a thriving village with community shop and museum, there is a highly regarded primary school with an Outstanding Ofsted rating and the very welcoming Boot & Shoe public house. The village is 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.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12' x 6'6" (3.66m x 1.98m)

A pleasant initial entrance hall having pine spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath, wide board oak flooring, window to the side and further pine doors leading to:

KITCHEN

9'7" x 11'8" (2.92m x 3.56m)

Having aspect into the conservatory at the rear as well as giving access into the main living/dining room; although requiring general modernisation the kitchen is fitted with a generous range of wall, base and drawer units as well as 3/4 high larder unit; two runs of laminate work surfaces, one with inset sink and drain unit; plumbing for washing machine, space for free standing gas or electric cooker, further alcove for under counter fridge, window to the rear, part glazed door into the conservatory and a further multi paned pine door leading through into:

L SHAPED LIVING/DINING ROOM

22' max x 14'5" max (6.71m max x 4.39m max)

A well proportioned L shaped open plan space which benefits from a dual aspect with windows to the front and rear with the initial dining area having aspect into the rear garden. The sitting room having chimney breast with painted timber mantelpiece, granite hearth and back and inset gas flame coal effect fire, alcove to the side, window to the front and a further door returning back to the initial entrance hall.

Returning to the kitchen a part glazed door leads through into:

CONSERVATORY

13' x 10'6" (3.96m x 3.20m)

A useful addition to the property providing a further versatile reception space having aspect into the rear garden and could be used for a variety of purposes, whether as an additional utility area, potential dining space or a further sitting room. The room having double glazed side panels with opening top lights and pitched double glazed glass roof, terracotta tiled floor, single French door into the garden and a further door giving courtesy access into:

GARAGE

22'5" x 9' (6.83m x 2.74m)

A well proportioned garage which can accommodate vehicle or potentially provide a useful workshop or storage space having pitched roof with exposed trusses, power and light; the garage has been subdivided to provide a utility area at the rear with a stripped pine door leading through into:

UTILITY ROOM

9'2" x 9' (2.79m x 2.74m)

Having tiled floor, central heating radiator, cold water tap, power and light, windows to the side and rear and exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH PINE BALUSTRADE RISES TO:

FIRST FLOOR LANDING

Having attractive oak flooring, access to loft space above, built in airing cupboard which also houses the Worcester Bosch gas central heating boiler and, in turn, further doors to:

BEDROOM 1

12'9" x 12'6" (3.89m x 3.81m)

A well proportioned double bedroom having aspect to the front and chimney breast with alcoves to the side.

BEDROOM 2

12' x 9'3" (3.66m x 2.82m)

A further double bedroom having aspect into the rear garden and attractive oak flooring.

BEDROOM 3

9'6" max x 7'11" max (2.90m max x 2.41m max)

Currently utilised as a first floor office but would make an excellent child's single bedroom or additional dressing room; having over stairs cupboard, oak flooring and window to the front.

BATHROOM

8'5" x 6'4" (2.57m x 1.93m)

Having a three piece suite comprising double ended panelled bath with chrome taps, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs; two windows to the rear.

EXTERIOR

The property occupies an established position within this popular development, set back from the road behind a hedged frontage beyond which lies a relatively low maintenance garden with pebbled and slate chipping borders with block set edging and inset trees and shrubs. The block set driveway provides off road car standing and in turn leads to the side of the property and the attached well proportioned garage. To the rear of the property is an established garden with an initial paved terrace leading onto a central lawn and raised sleeper edged borders with a variety of trees and shrubs. In addition, at the foot of the garden, is a useful storage shed.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

Freehold

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as

broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

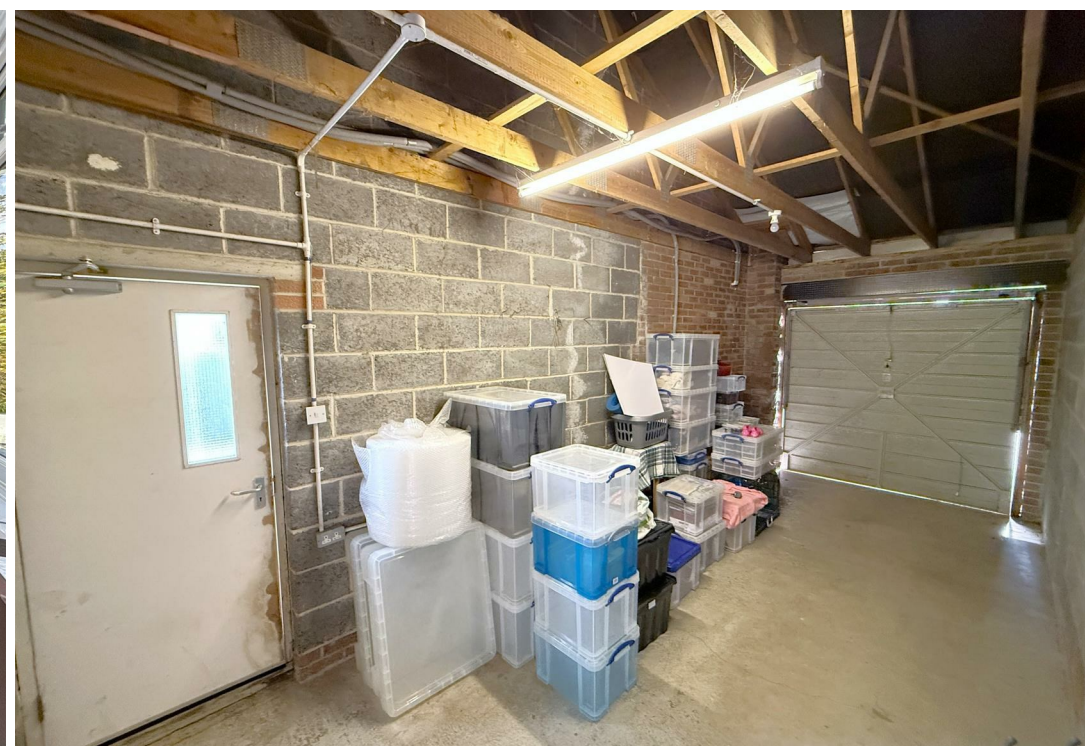
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



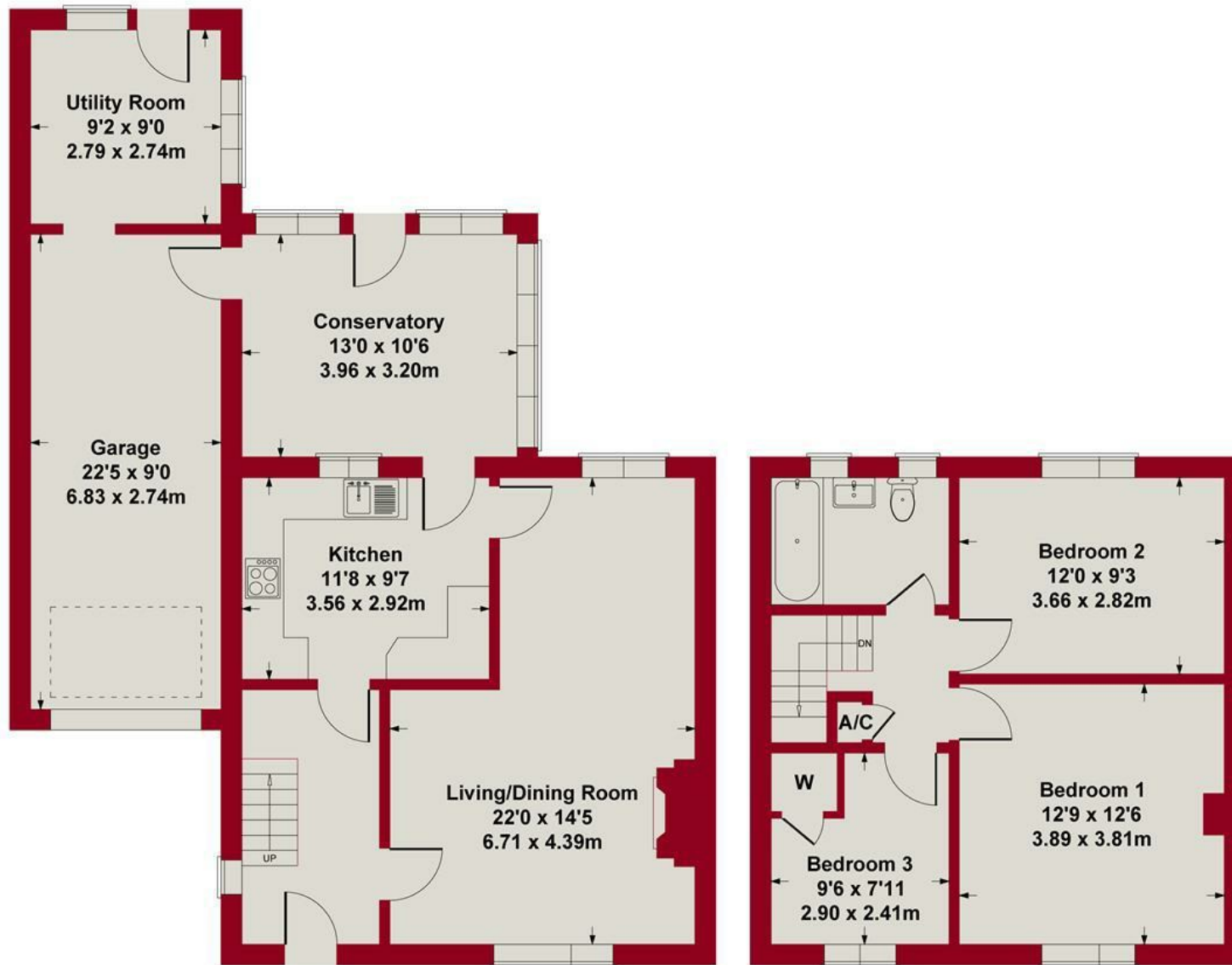












GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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