



Stirling Drive, Coddington



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Guide Price £300,000 to £325,000



Key Features

- Modern Detached Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge
- Open Plan Living/Dining Kitchen Space
- Enclosed Rear Garden
- Off Street Parking
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





Falling within the catchment for the sought after Coddington Primary School and having superb access to the A1 and Newark Town Centre, this marvellous detached property would make an ideal family home with spacious accommodation throughout, and the main hub of the home being a delightful open plan living/dining kitchen space. The property's accommodation comprises to the ground floor: entrance hallway, W/C, generous lounge and the magnificent open plan living dining kitchen space. The dining area enjoys sliding doors to the rear garden and the kitchen space benefits from a useful breakfast bar, Corian work surfaces and a range of appliances to include an electric hob, electric oven, microwave, warming drawer and integrated dishwasher. The first floor has a quality family bathroom suite, and four bedrooms, with the main bedroom benefiting from a range of built in wardrobes and an equally quality ensuite shower room.

Outside, the property is approached with a block paved driveway which provides off street parking for at least two vehicles. The rear garden is predominantly laid to lawn with a generous paved entertaining area, ideal for catching the evening sun in the summer. Other features of this home include gas central heating and UPVC double glazing. An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Storm Porch

Entrance Hall 13'8" x 6'0" (4.2m x 1.8m)

maximum measurements

Ground Floor WC 5'5" x 3'5" (1.7m x 1m)

maximum measurements

Lounge 15'6" x 10'6" (4.7m x 3.2m)

Open Plan Living/Dining Kitchen Space

Dining Kitchen Area 25'6" x 10'6" (7.8m x 3.2m)

maximum measurements

Living Area 16'4" x 7'10" (5m x 2.4m)

majority measurements

First Floor Landing

Bedroom One 11'4" x 10'6" (3.5m x 3.2m)

Ensuite Shower Room 6'2" x 4'11" (1.9m x 1.5m)

Bedroom Two 10'6" x 10'3" (3.2m x 3.1m)

maximum measurements

Bedroom Three 8'3" x 7'8" (2.5m x 2.3m)

Bedroom Four/Home Office 8'4" x 7'2" (2.5m x 2.2m)

Bathroom 6'11" x 5'6" (2.1m x 1.7m)

maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,232 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

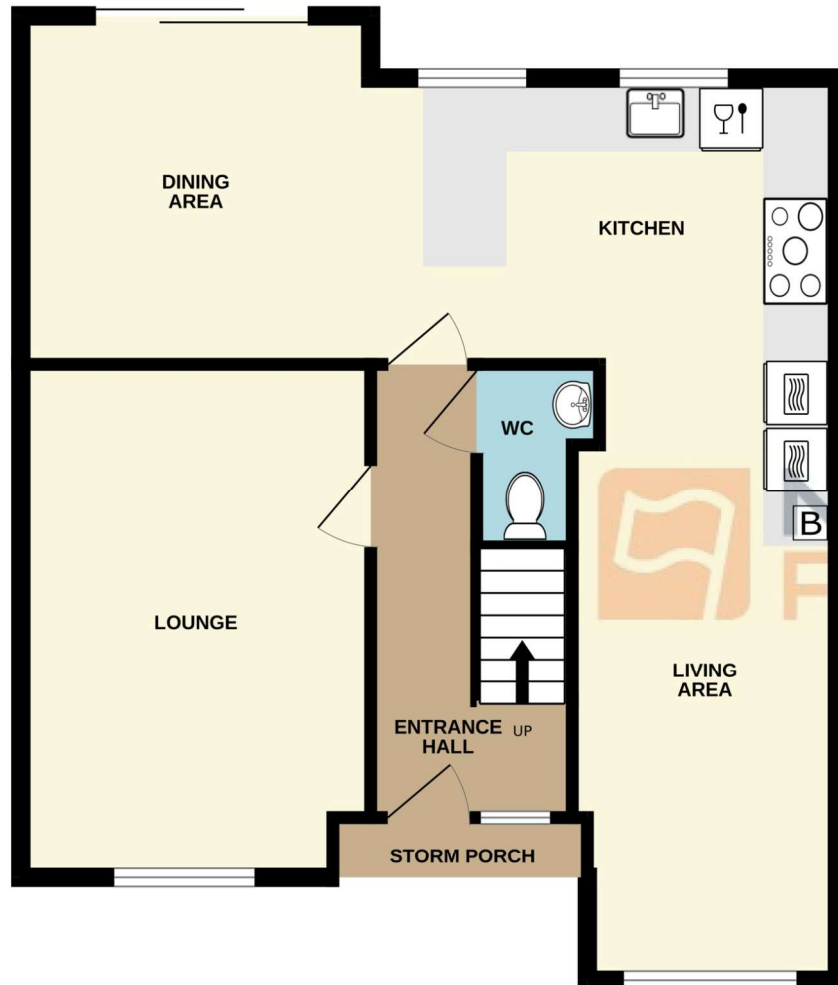
Agent's Note - Sales Particulars

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.

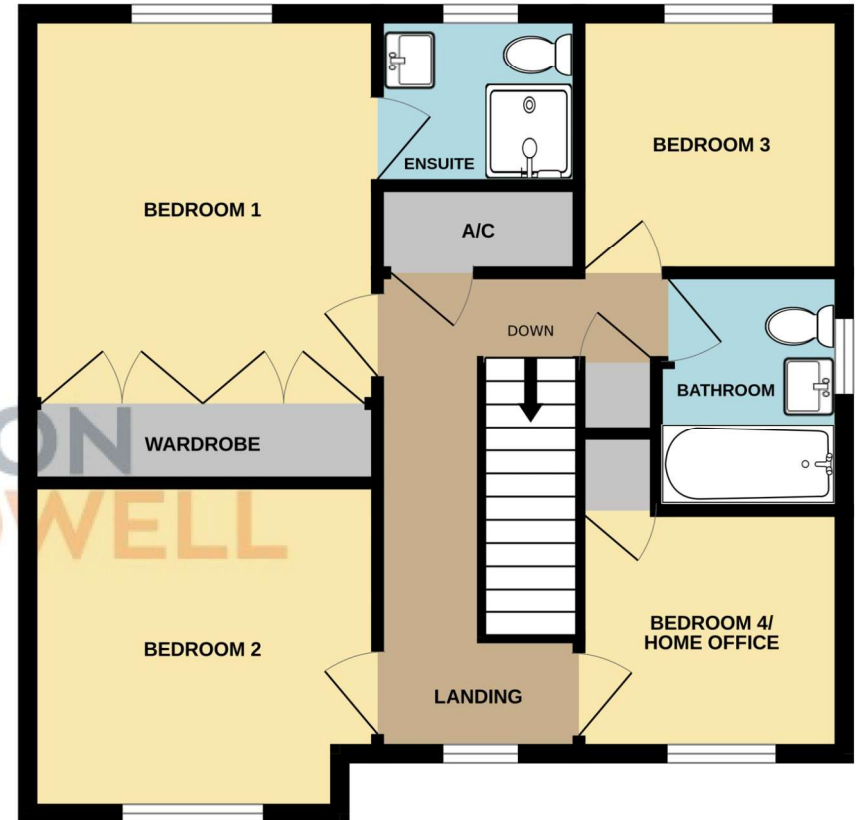
Referrals

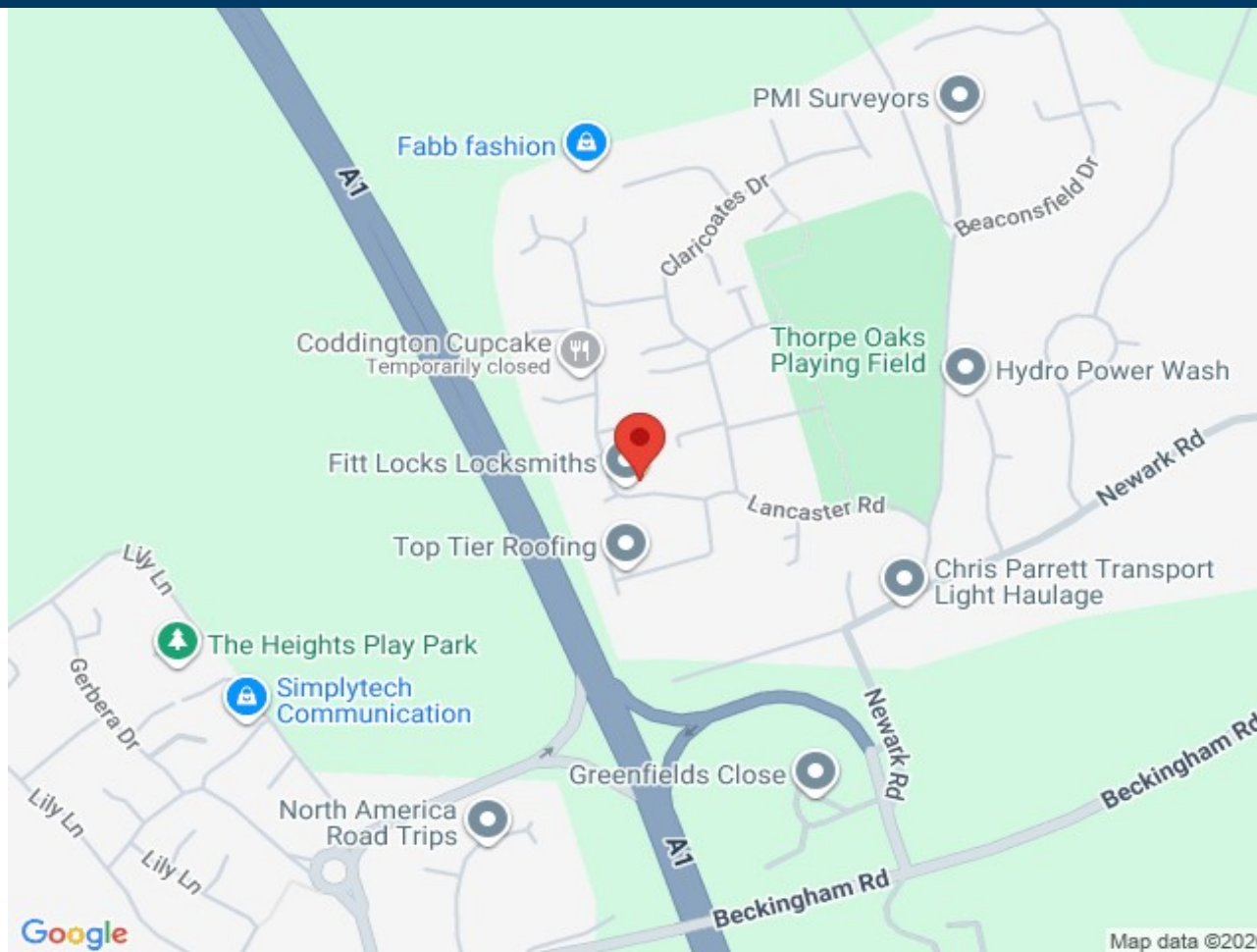
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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





Score	Energy rating	Current	Potential
92+	A		
81-81	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

