



Home Farm Close, Kelham

Guide Price £325,000 to £350,000



NEWTON
FALLOWELL

Home Farm Close

Kelham, Newark

Perfect for a family, The Gatehouse is a detached executive home that benefits from a convenient location within the popular village of Kelham which offers fantastic access to both the market towns of Newark-on-Trent and Southwell and boasts a magnificent SOUTH FACING rear garden that backs onto the grounds of the historic Kelham Hall.

The property's spacious accommodation comprises to the ground floor: large dual aspect dining room with stairs rising to the first floor, spacious triple aspect lounge with French doors to the rear garden, modernised breakfast kitchen with appliances to include an integrated dishwasher, fridge freezer and provision for a range cooker, useful boot room and a WC. To the first floor, there is a family bathroom suite and four well-proportioned bedrooms, with the main bedroom having an ensuite bathroom suite, and bedroom one and two having fitted wardrobes.

Outside, the property is approached with a block paved driveway that provides off street parking for multiple vehicles. The driveway leads up to the single garage. The rear garden is SOUTH FACING and benefits from a wonderful degree of privacy. There is a generous paved seating area, lawned area and a versatile summer house. Other features include gas central heating and a combination of UPVC and wooden double glazing.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Dining Room

16' 11" x 15' 5" (5.16m x 4.70m)
maximum measurements

Lounge

15' 5" x 13' 11" (4.70m x 4.24m)
maximum measurements

Breakfast Kitchen

15' 4" x 9' 1" (4.67m x 2.77m)

Boot Room

6' 0" x 5' 5" (1.83m x 1.65m)

Ground Floor WC

5' 10" x 2' 10" (1.78m x 0.86m)

Bedroom One

15' 3" x 9' 2" (4.65m x 2.79m)

Ensuite Bathroom

8' 7" x 5' 0" (2.62m x 1.52m)

Bedroom Two

16' 9" x 15' 5" (5.11m x 4.70m)
maximum measurements

Bedroom Three

15' 5" x 9' 0" (4.70m x 2.74m)
maximum measurements

Bedroom Four

10' 0" x 8' 11" (3.05m x 2.72m)

Bathroom

9' 11" x 5' 7" (3.02m x 1.70m)
maximum measurements

Garage

15' 5" x 9' 2" (4.70m x 2.79m)



Kelham

Situated on the River Trent, Kelham is just 3 miles northwest of the market town of Newark-on-Trent and 5 miles from minster town of Southwell. The village benefits from having its own Public House, The Fox and being the location for the impressive Victorian Kelham Hall with its gardens, tennis courts and country park, all open to the public. Kelham has excellent road and rail links, being close to the A46, A1 and Newark's two train stations, Northgate Station with its frequent rail services to London's Kings Cross and Newark Castle Station which sits on the Nottingham to Lincoln line. The village also on a bus route from Newark to Southwell and Waitrose supermarket is approximately 2 miles away.

Agent's Note - Windows

The windows in the property are a combination of UPVC and wooden double glazing.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1545 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.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

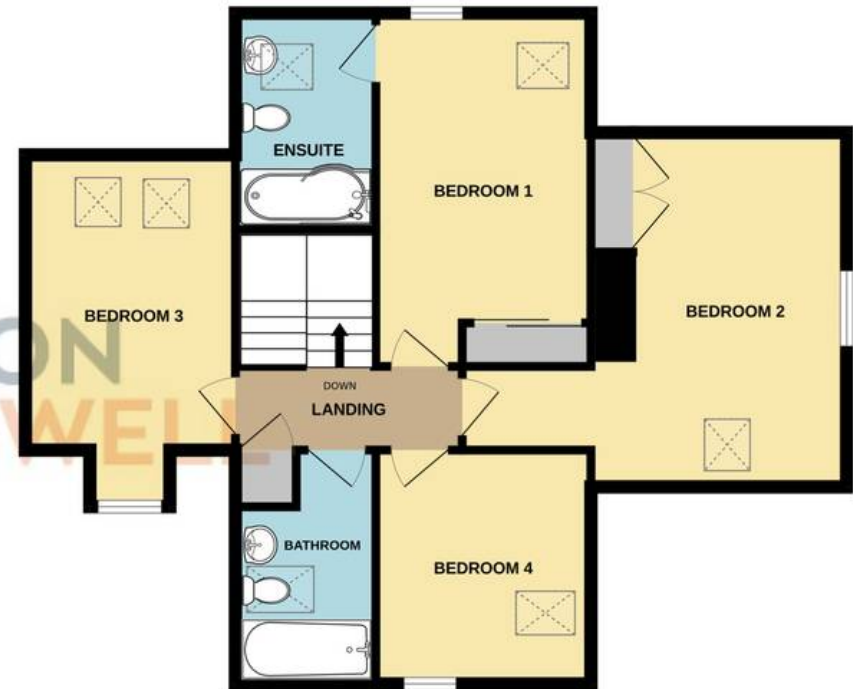
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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