

£260,000 Freehold

103 CONEYGREY SPINNEY | FLINTHAM | NEWARK | NG23 5LP

BuckleyBrown ESTATE AGENTS

VILLAGE CHARM, ENDLESS POTENTIAL. Nestled in the heart of the charming village of Flintham, Newark, this delightful semi-detached home on Coneygrey Spinney offers the perfect blend of countryside tranquillity and everyday convenience. Surrounded by picturesque landscapes yet within easy reach of local amenities, it's an ideal setting for families, professionals, or anyone seeking a more peaceful pace of life.

Step inside and you're welcomed by a bright and inviting living room, complete with a feature fireplace that creates a warm, cosy focal point—perfect for relaxing evenings. The ground floor flows effortlessly into a well-proportioned kitchen and dining area, designed for both practical living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space while creating a seamless connection between indoors and out.

Upstairs, the property offers three generously sized bedrooms, each filled with natural light and featuring built-in wardrobes for added convenience. These versatile rooms provide ample space for growing families, home working, or guest accommodation. A modern shower room serves the first floor, thoughtfully designed to meet the needs of a busy household.

Outside, the property continues to impress with a private rear garden, ideal for gardening enthusiasts, outdoor dining, or simply unwinding in a peaceful setting. To the front, a private driveway provides off-street parking and leads to a spacious garage, offering additional storage or workshop potential.

This is more than just a house—it's a wonderful opportunity to create a home tailored to your lifestyle in a sought-after village location.

Arrange your viewing today and discover the potential for yourself.









Hall
Spacious hallway with a window to the front, fitted storage cupboard and leading access into;

Living Room 13'7" x 12'11"
Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

Kitchen 9'0" x 9'11"
Complete with a range of matching wall and base cabinets, inset sink with drainer, decorative splashback tiles and further space and plumbing for a washing machine/tumble dryer. Window to the front whilst a breakfast bar divides the kitchen from the dining area.

Dining Room 9'0" x 9'11"
Ample space for your desired furnishings complemented by french doors opening to the rear elevation. Access through to the garage.

Landing
Fitted storage cupboard and leading access into;

Bedroom One 13'5" x 11'5"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 9'0" x 11'5"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 10'5" x 6'6"
Carpeted flooring, central heating radiator and a window to the front elevation.

Shower Room 8'10" x 5'4"
Neutral three piece suite comprising of a hand wash basin, low flush wc and a walk in shower. Window to the front elevation.

Garage 11'5" x 18'2"
Large integrated garage accessible from the front elevation via two doors whilst the rear also has a window and a door giving access to the rear garden.

Outside
Generous front lawn alongside a private driveway and an integrated garage. The rear garden hosts an enclosed lawn, decorative shrubs, patio seating area and fence/hedge surround.


STAR WARS



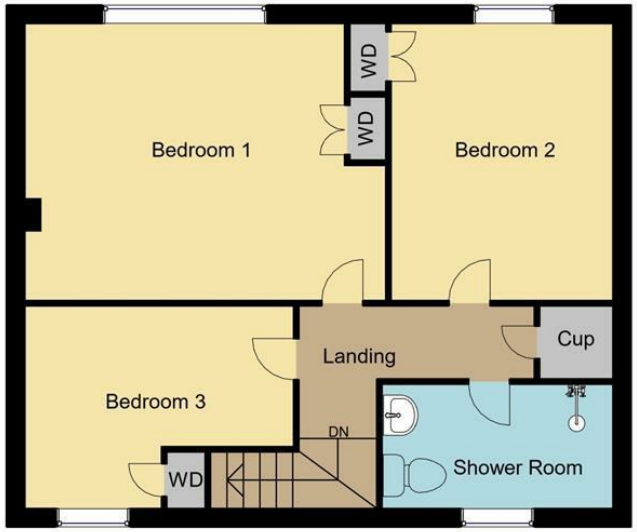




Ground Floor
65sq.m/698.70sq.ft
Approx



First Floor
48sq.m/514.97sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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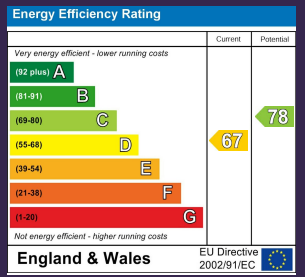

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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