



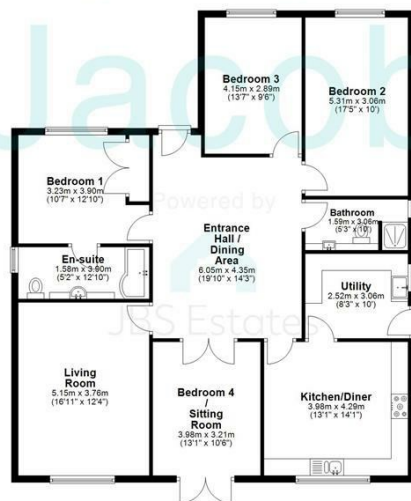
HOLLY COTTAGE MAIN STREET NEWARK, NG22 0GT

£495,000
FREEHOLD

£495,000

Holly Cottage is an exceptional three/four-bedroom detached bungalow, perfectly positioned in the highly sought-after village of West Markham. Set on a generous plot with stunning open views, this beautifully presented home combines contemporary style with versatile living spaces, ideal for modern family life and entertaining. The property boasts a spacious open-plan entrance hall and dining area, a stylish shaker-style breakfast kitchen with adjoining utility room, multiple reception rooms, and well-proportioned bedrooms including a superb principal suite with en-suite facilities. Externally, the home benefits from ample off-road parking, a larger-than-average detached double garage with potential for conversion (subject to consents), and a meticulously maintained rear garden with patio seating areas. Offering both charm and practicality in an enviable village location, Holly Cottage represents a rare opportunity to acquire a truly special home.

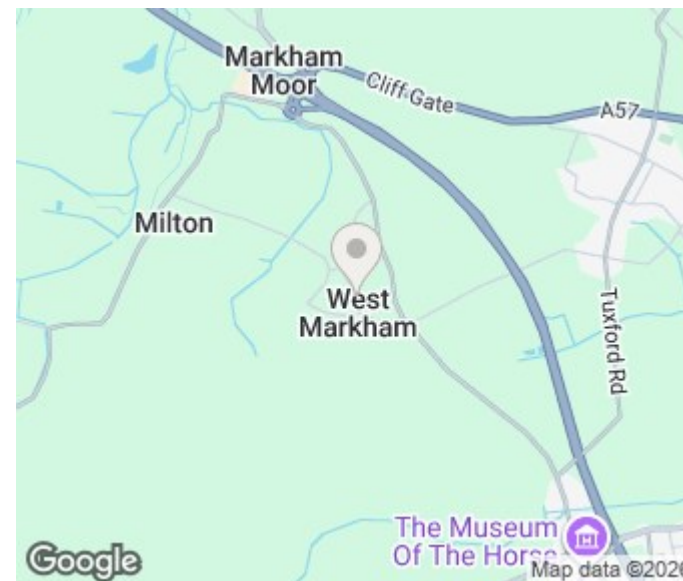
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Total area: approx. 159.2 sq. metres (1713.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using Planity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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