

Youngs Close, Coddington

Guide Price £220,000 to £230,000

NEWTON FALLOWELL

Youngs Close

Coddington, Newark

Enjoying a pleasant tucked-away position within a quiet cul-de-sac in the sought-after village of Coddington, this deceptively spacious home offers well-proportioned and versatile accommodation, making it an excellent choice for families.

The property is particularly well complemented by a generous landscaped rear garden, a single garage and driveway parking, while the addition of a garden room, an en-suite shower room and a ground floor WC further enhances its appeal.

The accommodation comprises a welcoming entrance hallway with useful under-stairs storage, a ground floor WC, and a fitted kitchen featuring a four-ring gas hob and electric oven. The generous dual-aspect lounge/diner provides an excellent space for both everyday family life and entertaining, with doors opening into a delightful garden room. This attractive additional reception space benefits from underfloor heating and a self-cleaning roof, allowing it to be enjoyed throughout the year. To the first floor, a pleasant landing leads to three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a family bathroom, providing practical and well-appointed facilities for family living.

Outside, the property enjoys a driveway and single garage positioned to the rear, with off-street parking for two vehicles in front of the garage. The generous rear garden is a particular highlight, featuring a spacious paved entertaining area, ideal for outdoor dining and socialising. Beyond this, the enclosed garden is predominantly laid to lawn, with a further paved seating area and planted borders adding interest and character. Further benefits include gas central heating and uPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C









Entrance Hall
10' 9" x 6' 4" (3.28m x 1.93m)

Ground Floor WC
6' 4" x 3' 4" (1.93m x 1.02m)

Lounge/Diner
18' 8" x 12' 10" (5.69m x 3.91m)
maximum measurements

Garden Room
13' 4" x 8' 10" (4.06m x 2.69m)
maximum measurements

Kitchen
9' 2" x 7' 11" (2.79m x 2.41m)

First Floor Landing
7' 0" x 6' 3" (2.13m x 1.91m)

Bedroom One
17' 11" x 9' 3" (5.46m x 2.82m)
maximum measurements

Ensuite Shower Room
5' 9" x 5' 8" (1.75m x 1.73m)

Bedroom Two
9' 9" x 9' 8" (2.97m x 2.95m)
maximum measurements

Bedroom Three
10' 0" x 8' 7" (3.05m x 2.62m)
maximum measurements

Bathroom
6' 0" x 5' 8" (1.83m x 1.73m)

Garage
18' 7" x 8' 4" (5.66m x 2.54m)

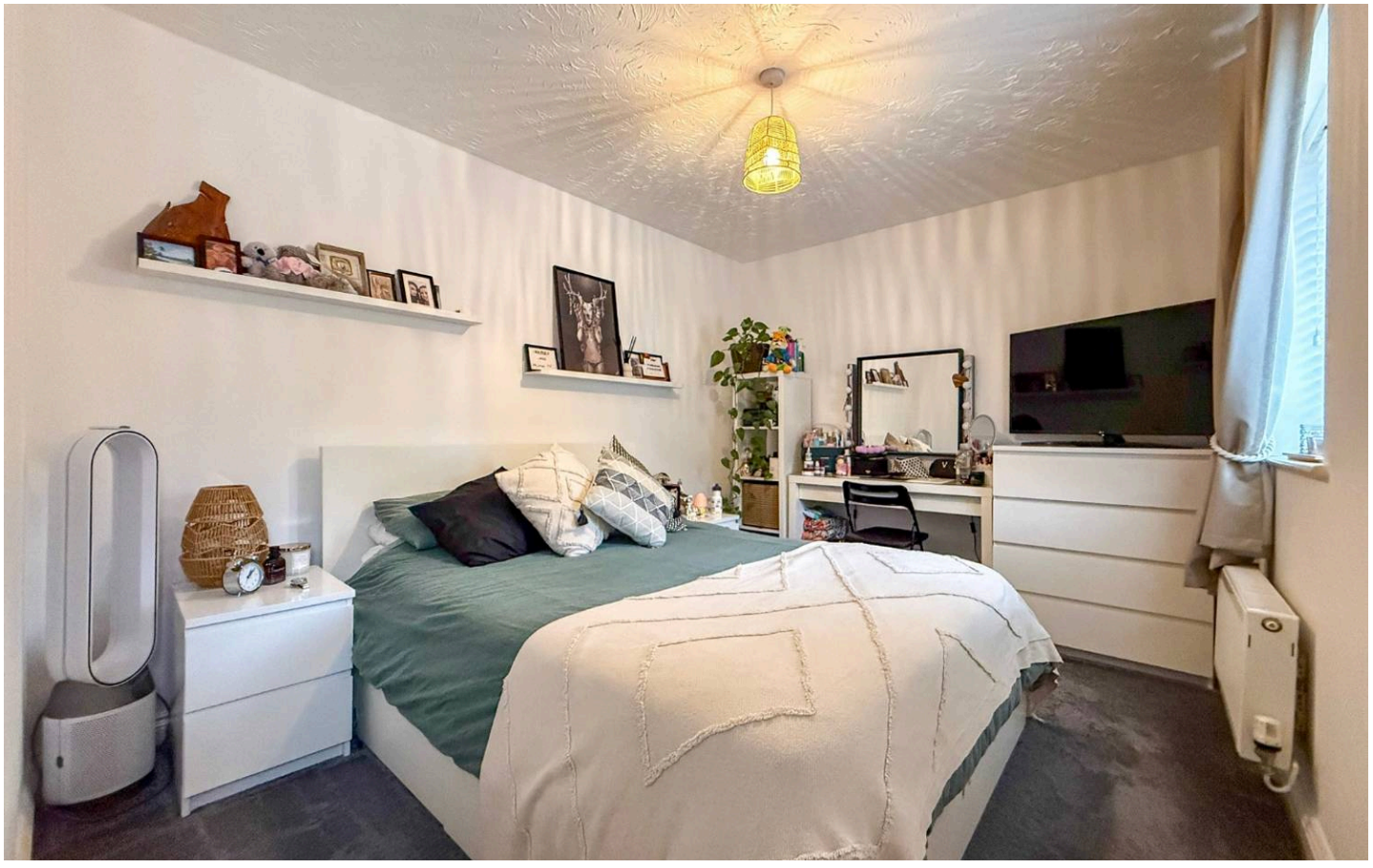
Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.

Agent's Note

The property shares an initial driveway access.









Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,159 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

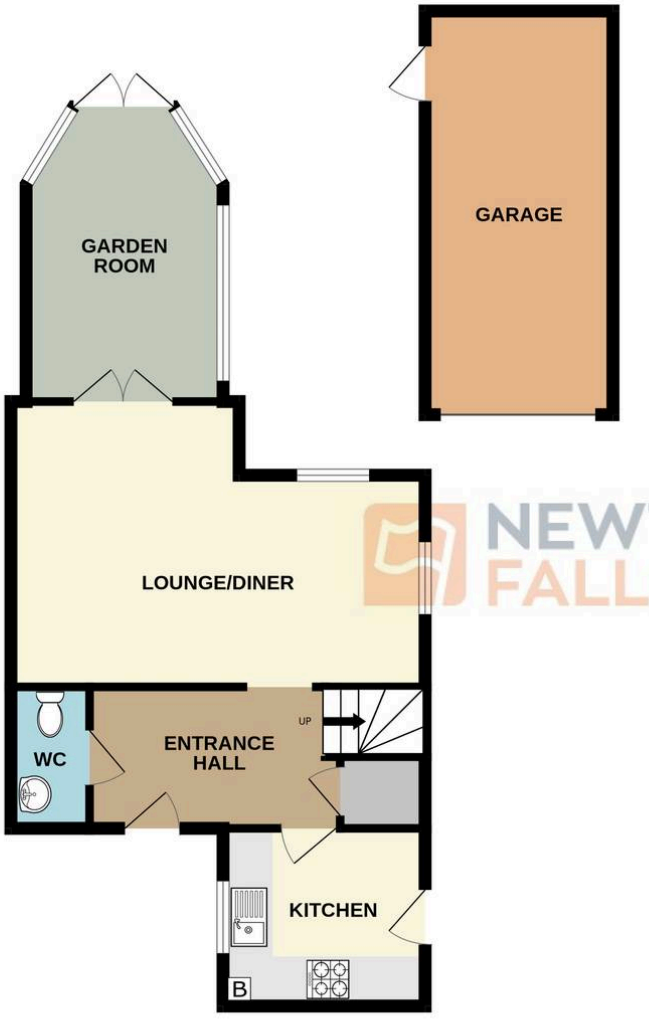
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



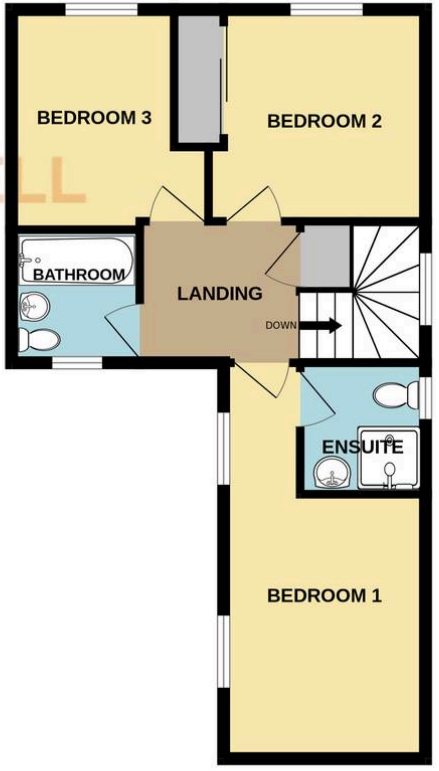




GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL

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.
Made with Metropix ©2026



Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

NEWTON FALLOWELL