



Hollowgate Lane

High Marnham, Newark, NG23 6SG

£450,000



NO UPWARD CHAIN - This delightful detached house offers a perfect blend of comfort and space for family living. This property is ideal for those seeking a tranquil retreat as the neighbours behind are a small retirement residential park home of approximately 10 park homes for the over 50's.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room for special occasions.

The property boasts two well-appointed bathrooms, ensuring convenience for both family members and visitors alike. Each bathroom is designed with modern fixtures, providing a refreshing and functional space.

Outside, the house features parking for up to several vehicles, a valuable asset in today's busy world. The surrounding area is peaceful, offering a sense of community while still being within easy reach of Newark's vibrant town centre.



Description

NO UPWARD CHAIN - Clark Estates are delighted to present this fully renovated four bedroom detached home situated on a spacious 0.25 acre plot with the additional benefit of a recently constructed oak framed triple bay garage with electric garage doors. The property has a lovely location surrounded by open countryside and would be ideal for those seeking a peaceful location as a family home. Briefly comprising of two reception rooms, kitchen / diner, utility, boot room, pantry and cloak room to the ground floor. Four bedrooms two bathrooms to the first floor.

Entrance Hall 11'5" x 9'1" (3.48m x 2.79m)

The property is entered through the front facing upvc door into a spacious inviting hallway with with decorative panelled wall, LVT flooring, access to the ground floor rooms and an open plan wooden spindle staircase with a solid Oak hand rail.

Ground Floor Cloak Room 9'6" x 3'8" (2.90m x 1.12m)

Every family home needs the addition of a ground floor cloak room with part tongue and groove panelled walls, ceramic hand basin and toilet.

Lounge 16'11" x 13'10" (5.16m x 4.24m)

The lounge is a bright and airy room with dual aspect windows with a centre feature of a fireplace with a stone hearth and a solid chunky wooden mantel, centre ceiling light, carpet and Roman blinds to the windows.

2nd Reception / Family Room 18'4" x 10'9" (5.61m x 3.28m)

The second reception room is a versatile room to match your families needs; formal dining room, play room or a snug, what ever your desire ! The room has the continuation of the LVT flooring through from the hallway, dual aspect windows with wooden bespoke shutters and a radiator.

Kitchen / Diner 20'2" x 13'6" (into recess 12'4") (6.15m x 4.14m (into recess 3.76m))

The kitchen was re-fitted in 2022 with a range of high quality painted bespoke wood grade Shaker design units comprising of wall and base units, drawers with solid Oak butcher block worktops and splash back returns over, inset ceramic one and a half bowel sink and drainer with a brass boiling Quooker water tap. Integrated appliances include an AEG electric oven and separate combination microwave oven, Samsung induction hob with extractor over, integral dishwasher, fridge / freezer, larder cupboard with shelving, wall mounted cupboards, wood effect LVT flooring, recess with built-in base cupboard matching the kitchen units, wood block counter and frame and mounting point for a wall mounted TV, LED down lights, designer wall mounted radiator, oak stable type door leading to the Boot Room and a half glazed oak door leading to the hallway. Upvc French doors lead out into the rear garden.

Walk In Pantry

The pantry has matching units to compliment the kitchen with a wooden worktop for additional storage.

Boot Room 10'2" x 7'3" (3.10m x 2.21m)

The boot room is located in the extension of the home with a range of built-in floor to ceiling cupboards incorporating a cloak cupboard with hanging rail, storage cupboards with shelving and a cupboard housing the Tempest hot water cylinder and oil boiler. Ceramic tiling with under floor heating, base cupboard with work surface, uPVC double glazed window and door to the side elevation giving access to the garden, wall mounted towel radiator leading through into the utility room.

Utility Room 10'2" x 6'7" (3.10m x 2.01m)

The utility room is a great addition to a busy family allowing space away from the main kitchen fitted with a range of light grey Shaker design kitchen units comprising of base cupboards, tall storage cupboard, working surfaces over with ceramic sink and drainer, plumbing and space for a washing machine and tumble dryer, part tiled walls, two wall mounted shelves, uPVC double glazed window to the front, ceramic tiling to the floor.

Stairs & Landing

Leading from the ground floor the carpet stairway has a split landing with a front facing window, cupboard housing the consumer unit

Master Bedroom 13'3" x 11'1" (4.06m x 3.40m)

A rear facing double room with carpet, radiator, wall lights and centre ceiling light with wiring ready for lights for built in wardrobes. Leading through to the en suite wet room.

En Suite 6'7" x 6'0" (2.01m x 1.85m)

A stunning wet room, fully tiled walls and floor benefiting from under floor heating with walk-in shower cubicle with glass screen and floor drain, overhead rain shower pump fed from the boiler. LED recess lights, wall mounted towel rail, white suite comprises of a floating toilet and wash hand basin with vanity unit below. UPVC double glazed obscure window to the rear elevation and extractor fan.

Bedroom Two 13'8" x 11'6" (4.17m x 3.51m)

A double bedroom rear facing with carpet, central heating radiator and a secondary panel electric heater if required and LED recess lights to the ceiling. Access to the insulated, part boarded loft is gained in the room.

Bedroom Three 11'10" x 9'10" (3.63m x 3.02m)

A double bedroom front facing with carpet, radiator and centre ceiling light.

Bedroom Four / Office 8'9" x 5'10" (2.67m x 1.80m)

Currently used as an office with work surface to two walls, the fourth bedroom has solid Oak Herringbone patterned flooring is front facing with a radiator and recess lighting.

Outside

The property has an open driveway with red flint chippings for two vehicles, estate rail wrought iron railings to the perimeter, lawn area to the front and side and a side access secure wooden gate leading to the rear garden. The rear garden is extensive offering everything ! Electric wooden double side gates lead into extensive rear garden offering parking for approximately ten vehicles, leading to the Oak triple garage with electric up and over doors. A large patio seating area over looking the fish pond leads with a perimeter wrought iron estate railings onto the lawn area with a chicken pen / veggie area. Evening mood lighting lights up the garden and there are four cold water supplies around the exterior and outside electrics.

Garage Workshop 29'0" x 16'11" (8.84m x 5.18m)

The garage block has power and lighting with Oak frames, electric up and over doors.

Additional Information

The property benefits from a complete renovation of a full re wire, new plumbing throughout, zone under floor heating, windows were fitted in 2025, new oil boiler 2022 and a new flat roof 2025.

Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

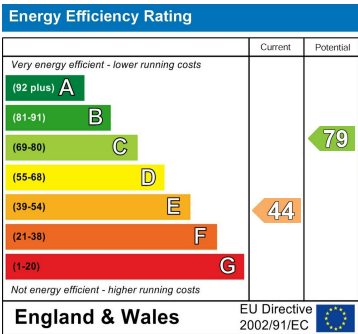
Area Map



Floor Plans



Energy Efficiency Graph



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