



5 Meadow Lane  
Weston, NG23 6SU

Price Guide £210,000

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\*\*\*DISCOVER YOUR DREAM HOME IN CHARMING WESTON WITH OPEN FIELD VIEWS!\*\*\*

\*\*\* PRICE GUIDE £210,000 TO £220,000 \*\*\*

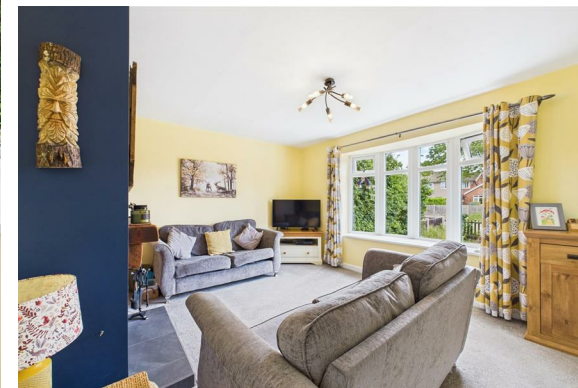
Imagine waking up to panoramic open field views to the rear every morning in the idyllic village of Weston. This charming semi-detached house isn't just a property; it's a lifestyle waiting to be embraced by families and first-time buyers seeking comfort, community, and country living. Step inside and feel instantly at home in the cosy lounge, complete with a crackling log burner. It's the perfect spot to gather with loved ones, entertain friends, or simply unwind with a good book on a quiet evening.

The heart of this home is truly its 20ft kitchen diner. This expansive space is a culinary dream, ideal for whipping up delicious meals and creating lasting memories over family dinners. Upstairs, you'll find three spacious bedrooms, each offering a tranquil retreat for rest and relaxation. The conveniently located bathroom serves the household with ease.

### Embrace Outdoor Living and Village Charm

Outside, the property continues to impress. The enclosed rear garden is a private oasis, laid to lawn with a delightful seating area – perfect for al fresco dining or enjoying your morning coffee. Explore the array of mature shrubs and bushes, leading to a charming wild garden at the far end, offering a touch of nature and serenity. At the front, there's ample parking for several vehicles, adding to the convenience.

Enjoy the perfect blend of privacy and community in this friendly village setting. Weston is renowned for its pleasant atmosphere and easy access to local amenities, ensuring everything you need is always within reach. Families will appreciate being within the catchment area for Tuxford Academy High School. Just a short drive away is the vibrant village of Sutton on Trent, where you'll find a doctor's surgery, local store, village hall, butcher, and a welcoming public house.





For commuters, Weston boasts an enviable location with convenient access to the A1, providing easy routes to Newark, Retford, Lincoln, and Nottingham. What's more, both Newark and Retford offer train stations with high-speed rail links to London Kings Cross in just over an hour, making city connections a breeze. This isn't just a house; it's a canvas for your dreams, a place where cherished memories will be made for years to come. Don't miss the opportunity to make this delightful Weston property your own!

#### **Entrance Hall**

#### **Lounge**

15'1 x 12'0 (4.60m x 3.66m)

#### **Kitchen Diner**

21'10 x 9'6 (6.65m x 2.90m)

#### **Bedroom One**

12'0 x 11'11 (3.66m x 3.63m)

#### **Bedroom Two**

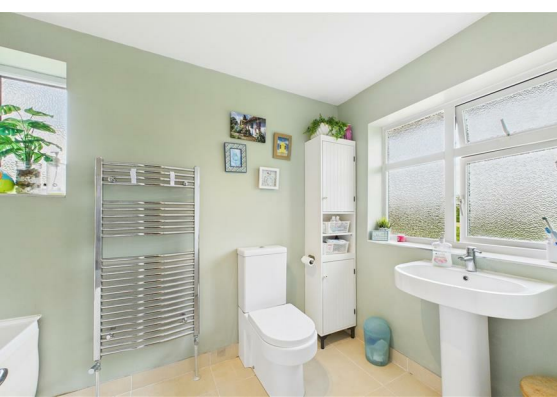
13'0 x 9'6 (3.96m x 2.90m)  
max measurements

#### **Bedroom Three**

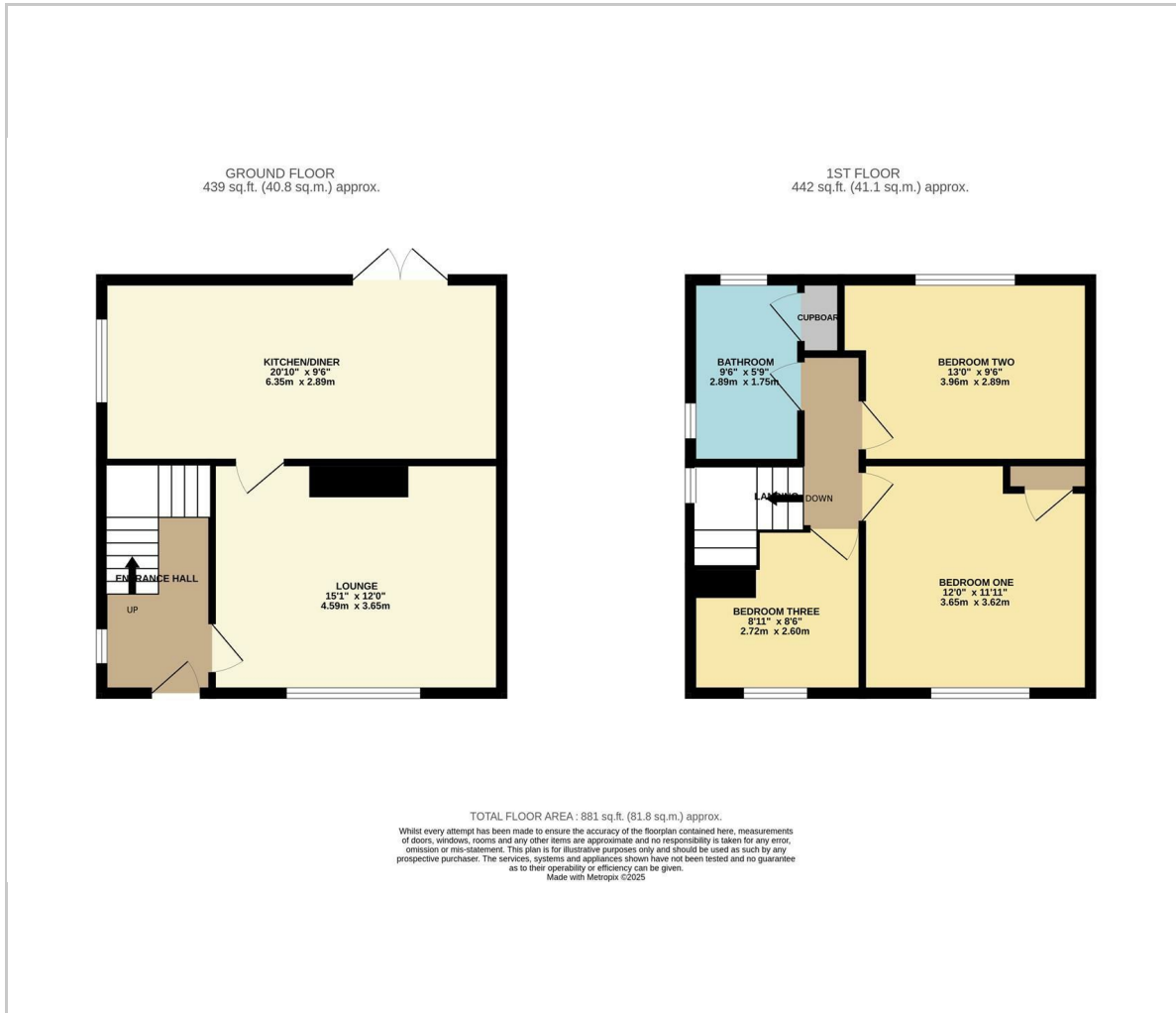
8'11 x 8'6 (2.72m x 2.59m)

#### **Bathroom**

9'6 x 5'9 (2.90m x 1.75m)



## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

