

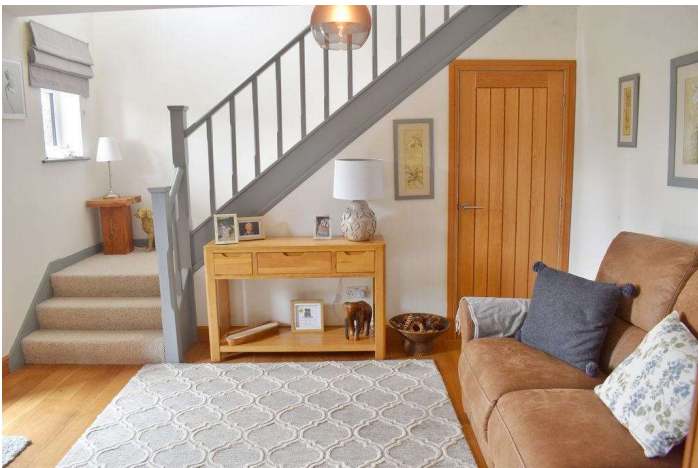
Lynden Lodge, Kneesall NG22 0AB



Positioned on the edge of this charming Conservation village is this tastefully modernised and beautifully presented four bedroom detached family home with far reaching views of the surrounding countryside. In addition to the four double bedrooms, the property boasts an open plan sitting and dining room, garden room, newly fitted kitchen, utility, ground floor shower room, bathroom and en-suite to the master. The house is accessed via secure electric gates. There is off road parking for several vehicles, a double garage and wonderful gardens to the front and rear. Double glazing and oil fired central heating are installed.

Offers in Excess of £600,000







Situation and Amenities

Kneesall is an attractive village set in rolling Nottinghamshire countryside midway between Newark 10 miles and Mansfield 10 miles. The village has amenities including Kneesall C of E Primary School, a private Nursery (Country Kids), a very attractive popular Cafe (The Haybarn), and an excellent Indian Restaurant. The Church of St Bartholomew is a focal point of the village with community space. Conveniently located geographically for access to the A1 and M1 trunk roads, providing excellent communications, also the main East Coast Railway service from Newark Northgate to London King's Cross with journey times of just over 75 minutes.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway 14' 10" x 13' 3" (4.52m x 4.04m)

This particularly spacious and welcoming reception hallway has two windows to the front elevation, the staircase rising to the first floor and a door leading into the sitting room/dining room. The hallway has attractive oak wood flooring, a ceiling light point and an understairs storage cupboard.

Sitting Room 23' 8" x 12' 7" (7.21m x 3.84m)

A beautifully presented reception room which is open plan through to the dining room, and has a window to the side elevations and bi-fold doors to the front aspect. The focal point of the sitting room is the chimney breast with Morso solid-fuel stove inset and sat on a slate hearth. The sitting room has continuation of the oak wood flooring, two radiators and wall light points. A large opening leads through to the dining room.

Dining Room 12' 10" x 11' 8" (3.91m x 3.56m)

As previously mentioned, the dining room is open plan to the sitting room via a large opening, and also has bi-fold doors leading into the garden room and a further door into the kitchen. This versatile space has continuation of the oak wood flooring, a radiator and a ceiling light point.

Kitchen 14' 11" x 14' 8" (4.55m x 4.47m)

The kitchen was recently designed and fitted by Newark Interiors and has a window to the rear aspect. The kitchen is fitted with an excellent range of wall and base units complemented with Quartz work surfaces. There is a single Belfast sink with Quooker tap, and integrated appliances include a Neff oven, an additional Neff combined oven and microwave, an induction hob with integrated extractor, full size fridge and freezer, a dishwasher and twin integrated bins. The kitchen has an island, LVT flooring, a ceiling light point and spotlights to the ceiling. From here there are doors into the utility room and dining room.

Utility Room 32' 10" x 25' 7" (10.0m x 7.8m)

The utility room has a window and a door to the rear elevation, and is fitted with base units with work surface and a sink. There is space and plumbing for a washing machine and further space for a tumble dryer. The room has LVT flooring, a ceiling light point and a radiator. A door leads into the ground floor shower room and a personnel door leads into the garage.

Ground Floor Shower Room 7' 9" x 6' 0" (2.36m x 1.83m)

The well appointed shower room has windows to the side and rear elevations, and is fitted with a contemporary suite comprising a corner shower cubicle with electric shower and curved shower screen, low level WC and wash hand basin. The room has a ceiling light point, a heated towel rail and LVT flooring.

Garden Room 16' 0" x 8' 3" (4.88m x 2.51m)

A superb additional reception space with pitched tinted glass roof and full height double glazed side panels. French doors lead out into the garden. There are two wall light points, a radiator and engineered oak flooring. This fabulous room provides fantastic views across the garden and adjacent paddocks beyond.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has doors providing access into the four bedrooms and the family bathroom. The landing has a ceiling light point. Access to the part boarded loft via a ladder is obtained from the landing.

Bedroom One 14' 0" x 11' 6" (4.27m x 3.51m)

A fabulous sized double bedroom having a window to the rear elevation enjoying far reaching views over the surrounding countryside. The bedroom has a fitted wardrobe, a ceiling light point and a radiator. From bedroom one there is a door into bedroom three and a further door leading into the en-suite shower room.

En-suite Shower Room

The well appointed en-suite is fitted with a large walk-in shower cubicle with mains shower, wash hand basin with storage cupboard below, and a WC. The room has spotlights to the ceiling and a heated towel rail.

Bedroom Two 12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom two is also a good sized double and has dual aspect windows to the front and side elevations, built-in wardrobes, a ceiling light point and a radiator.

Bedroom Three 11' 7" x 10' 9" (3.53m x 3.28m)

A further very good sized double bedroom which can be accessed via doors from the landing and also bedroom one. There is a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Four 11' 8" x 10' 6" (3.56m x 3.20m) (at widest points)

A further double bedroom having a window to the front elevation, built-in wardrobes, a ceiling light point and a radiator.

Family Bathroom 13' 9" x 9' 2" (4.19m x 2.79m)

A beautifully appointed bathroom having an opaque window to the side elevation and fitted with a free standing double-ended slipper bath with freestanding swan-neck mixer tap and integral shower handset. In addition there is a large walk-in shower cubicle with shower, vanity unit with wash hand basin, and a low level WC. The bathroom has a contemporary ceramic tiled floor, spotlights to the ceiling, a heated towel rail and a storage cupboard.

Outside

To the front of the property, accessed via electrically operated wooden gates, is the driveway providing off road parking for several vehicles and in turn leads to the attached double garage. The newly designed and planted front garden has Indian sandstone/limestone pathways edged with block paved borders. There is a lawned area, a decked area ideal for outdoor seating and entertaining, and a mature laurel hedge providing a degree of privacy.

Attached Double Garage 20' 3" x 16' 2" (6.17m x 4.93m)

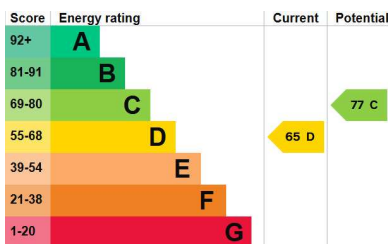
The garage has electrically operated up and over doors to the front, two windows to the side and a personnel door into the utility room. The garage is equipped with both power and lighting. The oil central heating boiler is located here.

Rear Garden

The beautiful recently designed rear garden is accessed from the side and enjoys far reaching views of the surrounding countryside. There is a paved dining area, a lawn and gravel area with block paved borders and an outside tap.

Council Tax

The property is in Band E.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

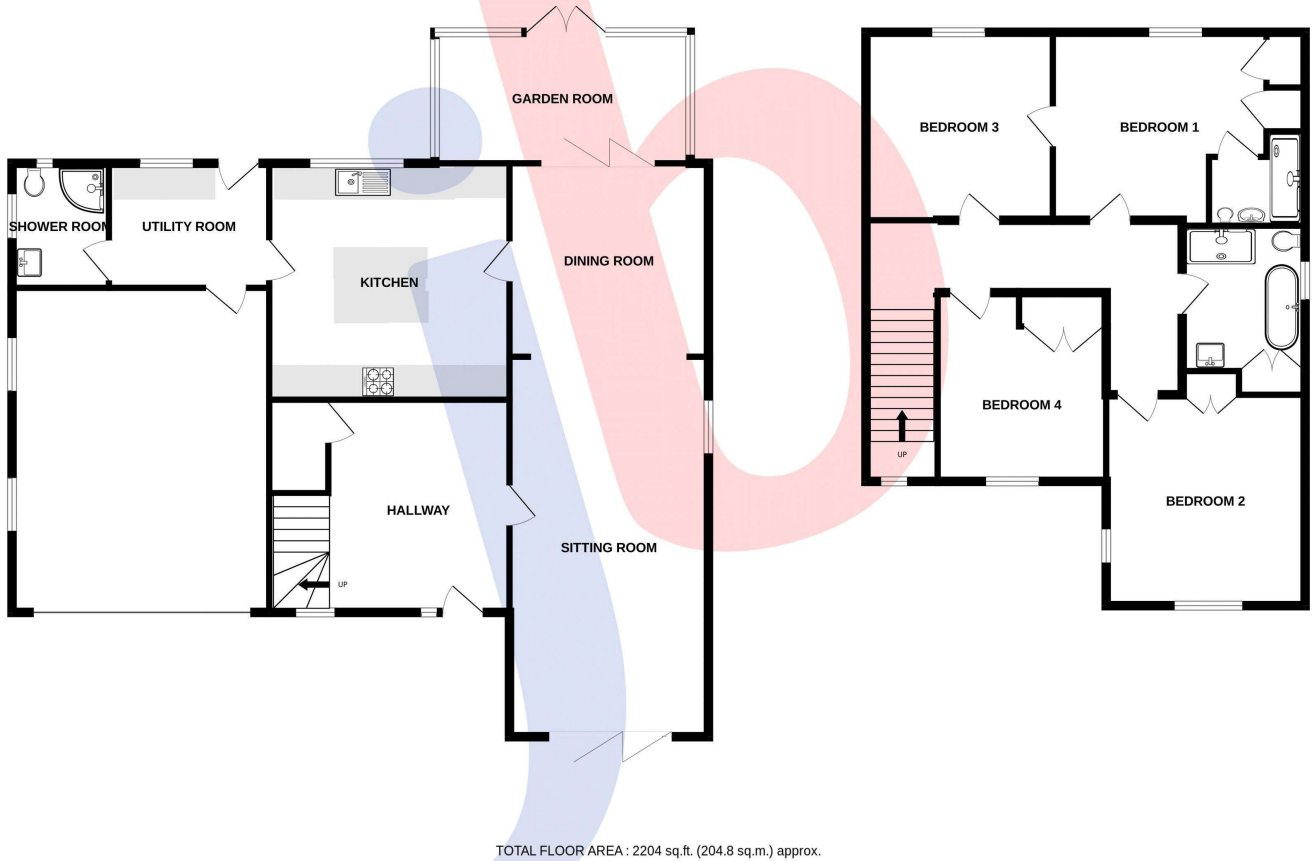
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007864 12 September 2026

GROUND FLOOR
1441 sq.ft. (133.8 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2204 sq.ft. (204.8 sq.m.) approx.

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 ©2025