

## Meadow Close, North Muskham



**GUIDE PRICE £325,000 to £350,000.** An extended four bedroom detached property situated in a quiet cul-de-sac and offered for sale with NO CHAIN. In addition to the four bedrooms, there is an extraordinarily large lounge, dining room, kitchen, utility, cloakroom, first floor bathroom and en-suite to the master. There is off road parking, a double garage and an enclosed garden to the rear. Double glazing and oil fired central heating are installed.

**Guide Price £325,000 to £350,000**







### **Situation and Amenities**

North Muskham is a sought after village with an excellent primary school, pretty church and public house. The historic market town of Newark on Trent (around 5 miles south), boasts many amenities and a good selection of local shops and supermarkets including Waitrose, Marks & Spencer Food, Aldi, Asda and Morrisons. For the commuter the A46 to Nottingham and Lincoln, and the A1 for travel North and South is easily accessible. Newark North Gate Railway Station is on the East Coast mainline and regular trains to London Kings Cross take from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Reception Hallway**

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the cloakroom, the lounge, dining room and kitchen. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

#### **Cloakroom**

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

#### **Lounge 29' 1" x 12' 4" (8.86m x 3.76m)**

This large and well proportioned reception room is extended at the rear and has a full height picture window to the front elevation, and glazed French doors leading into the rear garden. A further door leads through to the dining room giving a nice flow to the ground floor accommodation. The lounge has a feature brick fireplace, cornice to the ceiling, both wall and ceiling light points and two radiators.

#### **Dining Room 16' 11" x 9' 4" (5.15m x 2.84m)**

Once again an excellent sized reception room which has dual aspect windows to the rear and side elevations, a serving hatch through to the kitchen, cornice to the ceiling, a ceiling light point and a radiator.

#### **Kitchen 14' 1" x 9' 4" (4.29m x 2.84m)**

The kitchen has a window to the rear elevation, a door into the utility room and a personnel door into the garage. The kitchen is fitted with a range of base and wall units with roll top work surfaces and matching splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven and a ceramic hob with extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. Also incorporated within the kitchen is a small breakfast bar. There are two ceiling light points and a radiator.

#### **Utility Room 8' 1" x 7' 4" (2.46m x 2.23m)**

The utility room has a window to the front elevation and is fitted with a range of base units and a stainless steel sink. There is space and plumbing for both a washing machine and tumble dryer and a ceiling light point.

#### **First Floor Landing**

The staircase rises from the reception hallway to the first floor landing which provides access to all four bedrooms and the bathroom. The landing has a useful storage cupboard, cornice to the ceiling and a ceiling light point. Access to the loft space is obtained from here.

#### **Bedroom One 12' 5" x 11' 3" (3.78m x 3.43m) (excluding wardrobes)**

A very good sized double bedroom with a window to the front elevation overlooking the garden and countryside views beyond. The bedroom has a comprehensive suite of fitted furniture including wardrobes, bedside cabinets and dressing table. The room also has cornice to the ceiling, a recessed ceiling spotlight, a ceiling light point and a radiator. A door leads into the en-suite shower room.

#### **En-suite Shower Room**

The en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. The room has a ceramic tiled floor and part ceramic tiling to the walls, a ceiling light point, an extractor fan, a shaver socket and a heated towel rail.

**Bedroom Two** 13' 0" x 11' 3" (3.96m x 3.43m)

A further excellent sized double bedroom, having a window to the rear elevation, a useful wardrobe recess, cornice to the ceiling, a ceiling light point and a radiator.

**Bedroom Three** 13' 1" x 10' 5" (3.98m x 3.17m)

Bedroom three has a large picture window to the front elevation, a fitted double wardrobe with sliding doors, cornice to the ceiling, a ceiling light point and a radiator. The bedroom also has a vanity unit with wash hand basin inset and storage beneath.

**Bedroom Four** 10' 0" x 8' 7" (3.05m x 2.61m)

A good sized fourth bedroom with a window to the rear elevation. This bedroom is currently utilised as a home office/study and has a ceiling light point and a radiator.

**Family Bathroom** 8' 2" x 5' 7" (2.49m x 1.70m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, recessed ceiling spotlights and a radiator.

**Outside**

To the front of the property is a driveway which provides off road parking and leads to the double garage, adjacent to this is gated access to the front door. The walled front garden is hard landscaped and has a substantial patio ideal for outdoor seating and entertaining. The garden contains raised beds and a number of mature shrubs and plants. There is access around the side of the property to the rear garden.

**Rear Garden**

The rear garden is laid primarily to lawn and edged with borders containing a variety of mature shrubs, plants and trees. Adjacent to the French doors from the lounge is a further substantial patio which is also ideal for seating and entertaining. The greenhouse is included within the sale.

**Double Garage** 19' 2" x 16' 0" (5.84m x 4.87m)

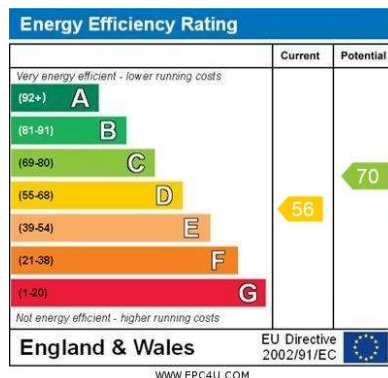
The garage has an electrically operated door to the front elevation, two opaque windows to the side and a personnel door to the rear. A further personnel door leads into the kitchen. The garage is equipped with power and lighting and houses the oil tank and the central heating boiler.

**Council Tax**

The property is in Band E.

**GRANT OF PROBATE**

Potential purchasers are advised that the sale of this property is subject to probate.



## **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.

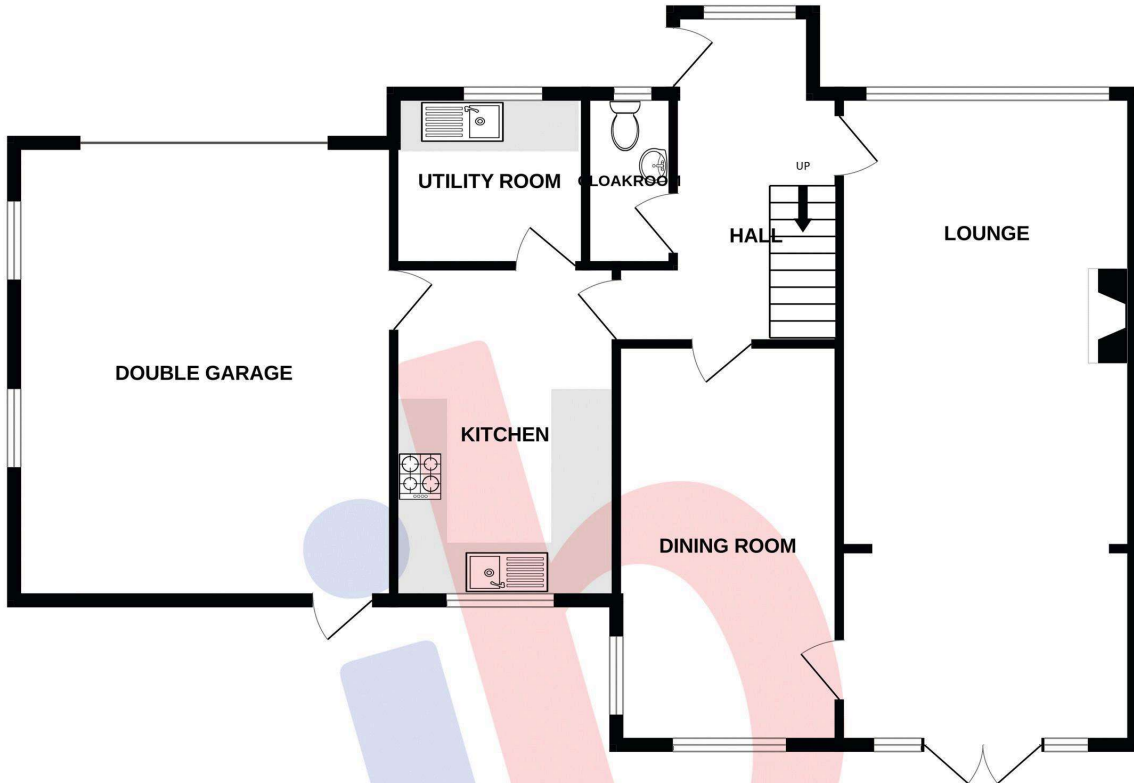
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

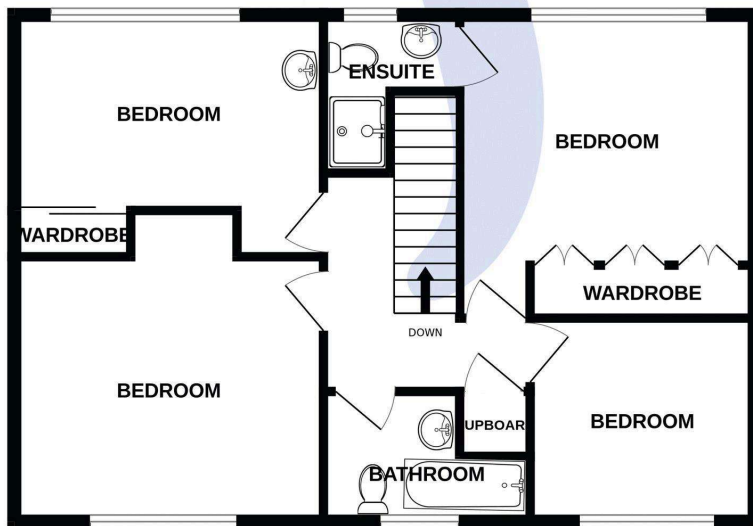
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00003762 18 May 2026



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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.  
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