



The Grange, North Muskham



3



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Guide Price £220,000 to £230,000



Key Features

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- First Floor Bathroom
- Spacious Lounge & Dining Kitchen
- Enclosed Rear Garden
- Single Garage & Driveway
- No Chain
- Council Tax Band: B
- EPC Rating: E
- Tenure: Freehold





MARKETED WITH NO CHAIN Representing a fantastic blank canvas, this semi-detached home is positioned in the heart of the ever-popular village of North Muskham, benefiting from superb access to the A1 and Newark town centre, and offers a great opportunity to get on the property ladder within the village.

The property's accommodation comprises: entrance hall, spacious lounge, open plan dining kitchen across the rear of the property with the kitchen having an electric oven and hob, with the first floor having three well-proportioned bedrooms and a family bathroom suite.

Outside, this home boasts a gravelled driveway to the front providing off street parking and gives access to a single garage. The rear garden is WEST FACING and benefits from a paved entertaining area with a range of plants/shrubs. Other features include heating via an air source heat pump, and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'6" x 2'9" (1.7m x 0.8m)

Lounge 14'2" x 10'11" (4.3m x 3.3m)

Dining Room 10'10" x 8'3" (3.3m x 2.5m)

Kitchen 11'6" x 8'3" (3.5m x 2.5m)

maximum measurements

First Floor Landing

Bedroom One 14'5" x 10'9" (4.4m x 3.3m)

maximum measurements

Bedroom Two 11'0" x 10'8" (3.4m x 3.3m)

maximum measurements

Bedroom Three 8'4" x 8'3" (2.5m x 2.5m)

Bathroom 8'6" x 8'5" (2.6m x 2.6m)

maximum measurements

Garage 18'0" x 8'5" (5.5m x 2.6m)

Services

Heating via Air Source Heat Pump. Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 951 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.

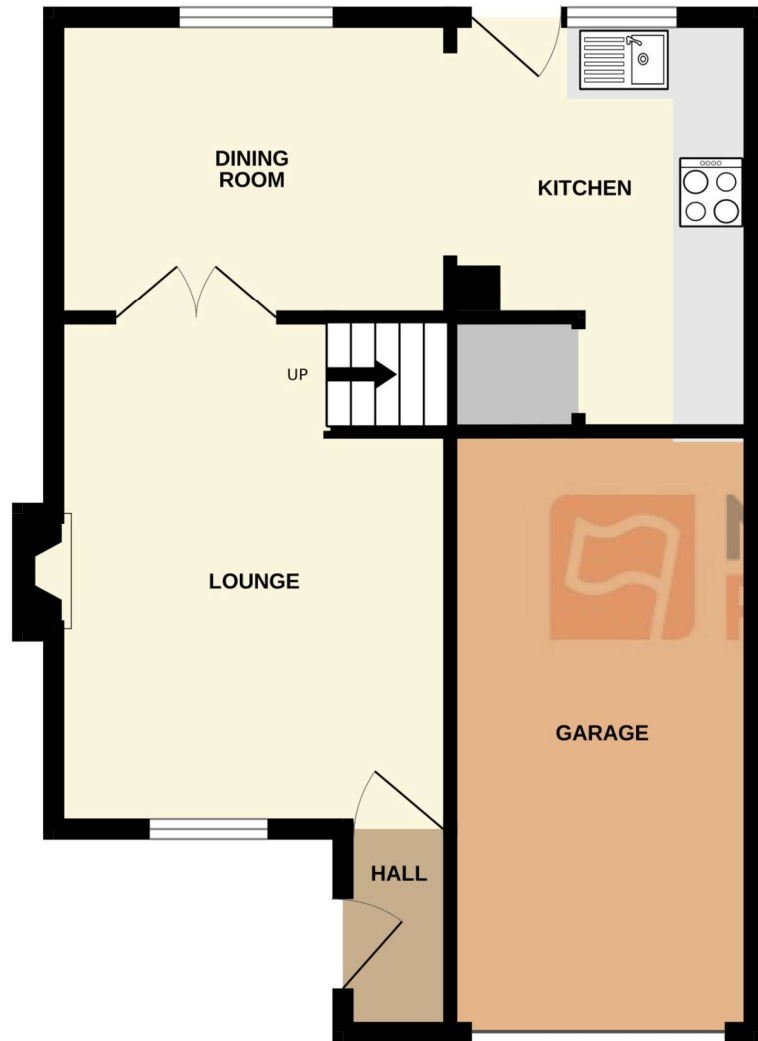
Agent's Note - Sales Particulars

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.

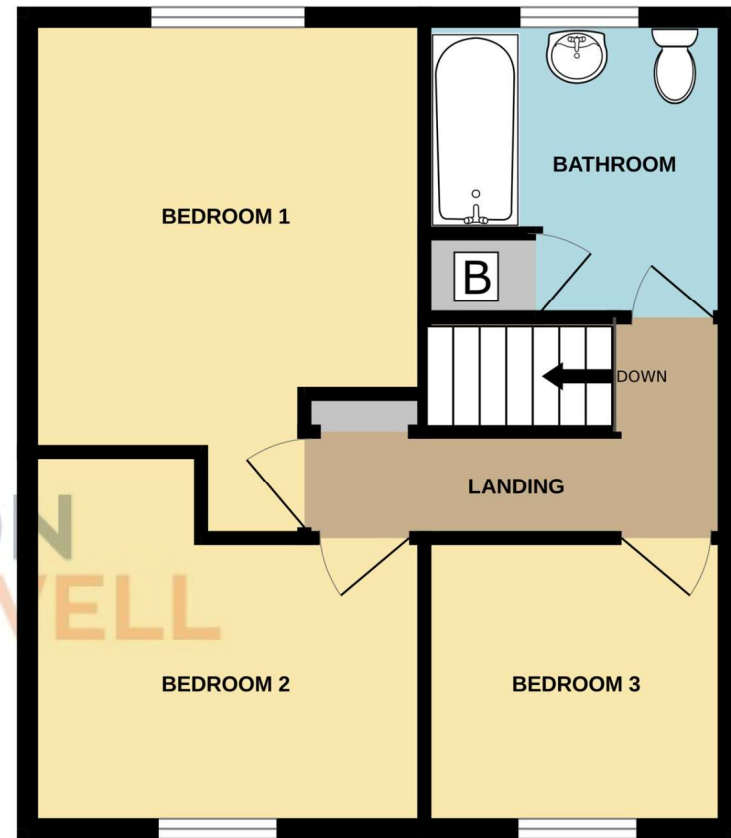
Referrals

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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

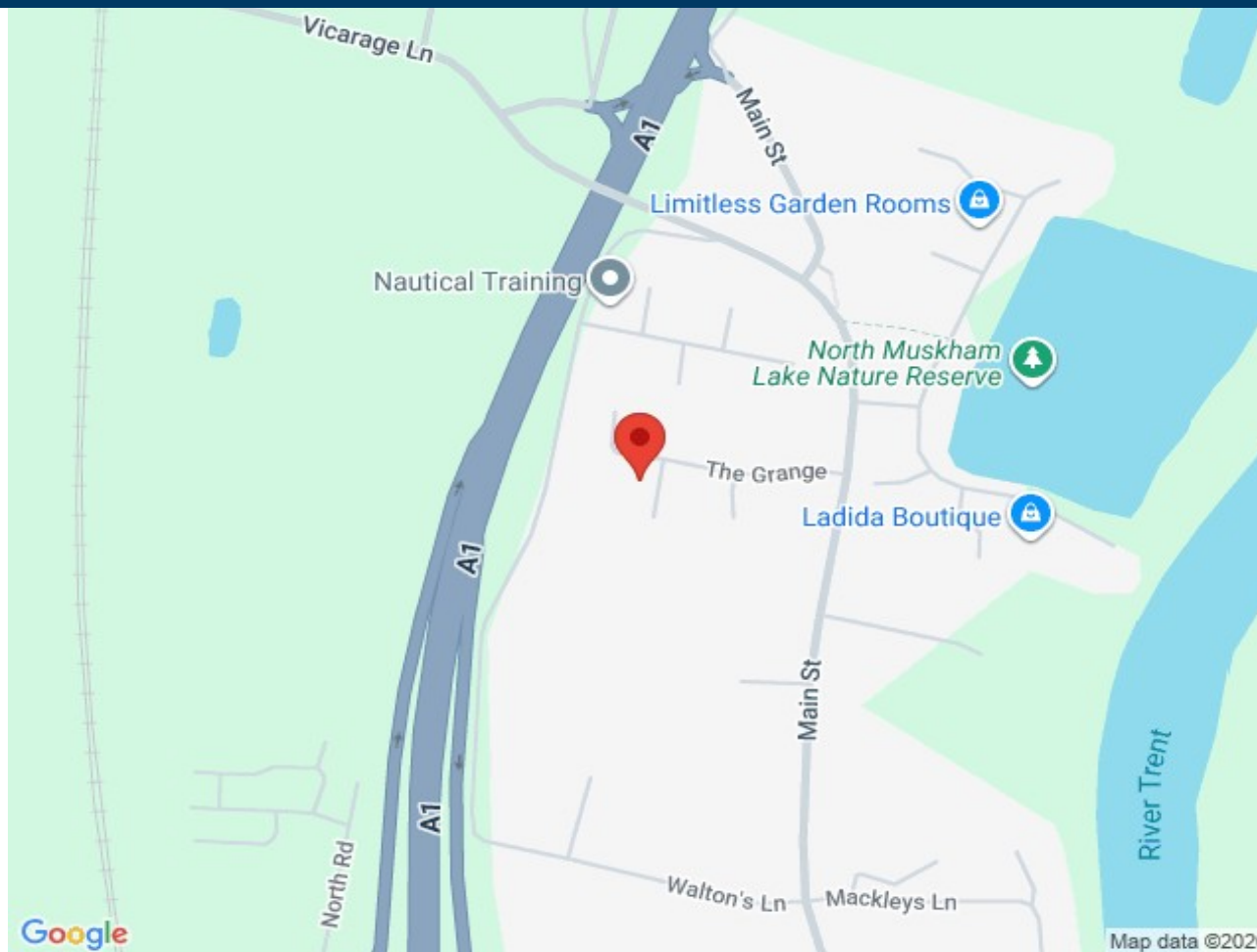
GROUND FLOOR



1ST FLOOR



NEWTON
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

