



The Stables, 2 Beckingham Road, Coddington, Newark, NG24 2QS



Book a Viewing!

Offers in Excess of £695,000

A substantial and versatile family home, offering generous accommodation, extensive parking and a range of features designed for modern family living. Occupying a good-sized plot, the property also benefits from a double garage, stables and gardens to the front, side and rear. The ground floor provides a welcoming L-shaped entrance hall, leading to a classic kitchen/diner with wooden units, separate dining room and a particularly impressive living room with vaulted ceiling, log-burning stove and feature balcony. A brick-built, uPVC double glazed conservatory provides a relaxed additional living space, ideal for enjoying the garden. Also on this floor are a utility room, bathroom, an en-suite double bedroom and an additional sitting room/bedroom, making the layout particularly flexible for guests or multi-generational living. There is also direct access to the double garage which has a WC off. Upstairs, the generous master bedroom features built-in wardrobes and an en-suite bathroom, alongside two further bedrooms, one with fitted dressing-room furniture, plus a family shower room. Outside, the property offers excellent lifestyle potential, with multi-vehicle parking, gardens, a double garage and stables. Solar panels are fitted to the roof, adding further appeal to this well-equipped and adaptable family home.





LOCATION

The village of Coddington which is set approximately 3 miles east of Newark On Trent. Coddington has a primary and nursery school. There are also public houses and a thriving community centre offering a choice of meeting rooms and a variety of social classes.

ENTRANCE HALL

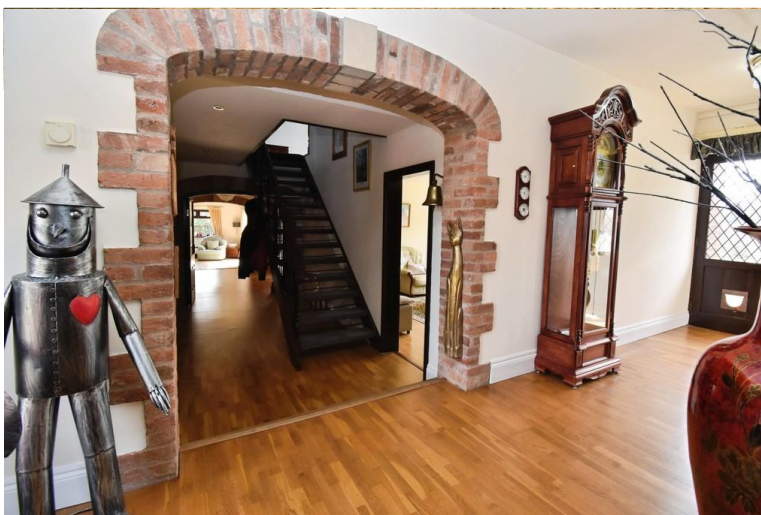
(L-Shape) With a double glazed door and windows to both front and rear elevations, wood flooring, radiators, stairs to first floor, inset spotlights, doors to inner lobby, sitting room / bedroom four, en-suite bedroom two and bathroom and double doors to kitchen diner.

SITTING ROOM / BEDROOM FOUR

14' 9" x 12' 5" (4.5m x 3.8m) With uPVC double glazed window to the rear elevation, radiator and wood flooring.

INNER LOBBY

With wood flooring, built-in storage cupboard with shelving and doors to the garage and utility room.





UTILITY ROOM

10' 2" x 6' 2" (3.1m x 1.9m) Fitted with a range wall and base units with a work-surface incorporating a sink unit with a stainless steel mixer tap, space and plumbing for a washing machine and space for a second freestanding under-counter appliance, wood flooring, tiled splash-backs and double glazed internal window to garage.

KITCHEN/DINER

20' 0" x 14' 5" (6.1m x 4.4m) Fitted with a range of wooden wall and base units with a wooden work-surface incorporating a double sink unit with a stainless steel mixer tap integrated dishwasher and fridge freezer, fitted double oven, ceramic hob with extractor, tiled splash-backs, wood flooring, radiators, inset spotlights, double doors to dining room, opening to living room, bi-fold doors to the conservatory at the rear and uPVC double glazed windows to the side elevation.



DINING ROOM

19' 0" plus recess x 11' 9" plus recess (5.8m x 3.6m) With uPVC double glazed window to the side elevation, double glazed windows and French doors, coving to the ceiling and a radiator.

CONSERVATORY

17' 7" x 11' 6" (5.38m x 3.53m) Brick and uPVC double glazed construction with polycarbonate roof, tiled flooring, radiator and French doors onto the garden.



LIVING ROOM

21' 3" x 17' 8" into chimney recess (6.5m x 5.4m) With uPVC double glazed windows to front and side elevation, uPVC double glazed sliding door to the rear garden, vaulted ceiling, radiators, wood flooring, wood burning stove and feature balcony.

BATHROOM

11' 1" x 6' 6" (3.4m x 2m) Three-piece suite comprising a bath with a mixer shower attachment, pedestal wash hand basin and low-level WC, radiator, wood flooring, spotlights, tiled splash-back and extractor.



BEDROOM TWO

13' 9" x 10' 5" (4.2 m x 3.2m) With uPVC double glazed windows to the front and side elevations, radiator and doorway to en-suite.

EN-SUITE

Fitted with a three-piece suite comprising a shower cubicle with a mains fed shower, pedestal wash basin and low level WC, tiled splash-backs, radiator, extractor, inset spotlights and uPVC double glazed opaque window.



GALLERIED LANDING

Access to loft space, radiator, access to eaves storage, double glazed Velux window and doors to the family bathroom and further bedrooms.

FAMILY BATHROOM

10' 9" x 7' 6" maximum measurements (3.3m x 2.3m) Fitted with a shower cubicle and a mains shower, low level WC and semi pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail, inset spotlight, extractor and uPVC double glazed window to the rear elevation.

MASTER BEDROOM

12' 9" x 11' 6" plus recess (3.89m x 3.51m) With uPVC double glazed window to the front elevation, built-in wardrobes, radiator, door to en-suite bathroom and double doors with balcony.



EN-SUITE BATHROOM

20' 4" x 8' 10" (6.2m x 2.7m) Five piece bathroom comprising a sunken spa bath, low level WC, bidet, semi pedestal wash hand basin and shower cubicle with a mains fed shower, tiled splash-back, tiled flooring, heated towel rails, inset spotlights and double glazed Velux window.

DRESSING ROOM / BEDROOM FIVE

11' 1" x 12' 5" maximum measurements, to the back of wardrobes (3.4m x 3.8m) Fitted with a range of wardrobes and units, double glazed Velux window and door to loft space.



LOFT

12' 5" x 11' 5" reduced head height (3.8m x 3.5m) Housing the hot water cylinder

DOUBLE GARAGE

22' 7" x 17' 0" (6.9m x 5.2m) With two electric roller doors at the front and one large roller door to the rear, power, lighting and door to WC.

WC

With a two piece suite comprising low level WC and pedestal wash hand basin, radiator, tiled floor, double glazed window opaque to the rear elevation, tiled splash-back and wall mounted Viessman gas central heating boiler.

OUTSIDE

Open lawn garden to front, block paved driveway at side providing multi vehicle parking and access to the detached garage. There is gated vehicular access at side leading to further parking and to the block of 3 stables. The gardens have mostly been landscaped with lawn, a paved patio, pond and borders for plants and shrubs.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating. Solar Panels.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Ground Floor Approx. 250.1 sq. metres (2756.6 sq. feet)



First Floor Approx. 118.9 sq. metres (1275.8 sq. feet)



Total area: approx. 374.6 sq. metres (4032.6 sq. feet)
2 Beckingham Road, Coddington



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