



EDLIN & JARVIS  
ESTATE AGENTS



3 Woodlands

Winthorpe, NG24 2NL

Offers Over £340,000 to £375,000



### 3 Woodlands

Winthorpe, NG24 2NL

\*\*\*YOUR PERFECT TURNKEY RETREAT  
AWAITS IN CHARMING WINTHORPE!\*\*\*

Step into the effortlessly comfortable life you deserve with this stunning, chain-free detached bungalow nestled in the highly desirable Woodlands area of Winthorpe. Having been recently and thoughtfully refurbished by the current owner, this property is truly turnkey—simply unpack and start enjoying your beautiful new home immediately!

The inviting, flowing layout is perfectly designed for modern living, offering a wonderful balance of space for quiet relaxation and vibrant entertaining.

The bungalow features: a welcoming entrance hall, a generous lounge for cosy evenings, a fantastic kitchen diner—the heart of the home, perfect for family meals and lively gatherings, a practical utility room and pantry, two spacious double bedrooms, including a master with its own dressing area, a versatile office/study which offers brilliant flexibility, easily serving as a third bedroom or a separate dining room as needed and a modern shower room.

Situated on an established and impressive 0.17-acre plot, the exterior is a haven for the green-fingered. The expansive, manicured lawn is bordered by a delightful array of mature shrubs and bushes. You'll also find a greenhouse and a handy garden shed for all your tools. Enjoy summer days and al-fresco dining on the paved seating area, or simply savour your morning coffee in the tranquil surroundings.

Gas central heating and majority UPVC double glazing ensure year-round comfort. A large driveway offers extensive off-road parking for several vehicles and the driveway leads to a substantial tandem garage for secure parking and storage.





Commuting is a breeze! You are just a mile from quick access points to the A1 and A46 for easy travel to Newark, Lincoln, and Nottingham.

For the London commuter, Newark Northgate Train Station (approx. 2 miles away) offers the East Coast Mainline, reaching London Kings Cross in just 1 hour and 15 minutes!

Don't miss the opportunity to secure this superb, ready-to-move-into home in a location that offers both tranquility and connectivity.

### Entrance Hall

#### Lounge

11'4 x 14'10 (3.45m x 4.52m)

#### Kitchen Diner

12'3 x 11'7 (3.73m x 3.53m)

#### Utility Room

9'0 x 7'4 (2.74m x 2.24m)

#### Pantry

5'7 x 6'3 (1.70m x 1.91m)

#### Master Bedroom & Dressing Area

20'7 x 11'10 (6.27m x 3.61m)  
max measurements

#### Bedroom Two

8'5 x 12'2 (2.57m x 3.71m)

#### Office / Bedroom Three

8'8 x 12'2 (2.64m x 3.71m)

#### Shower Room

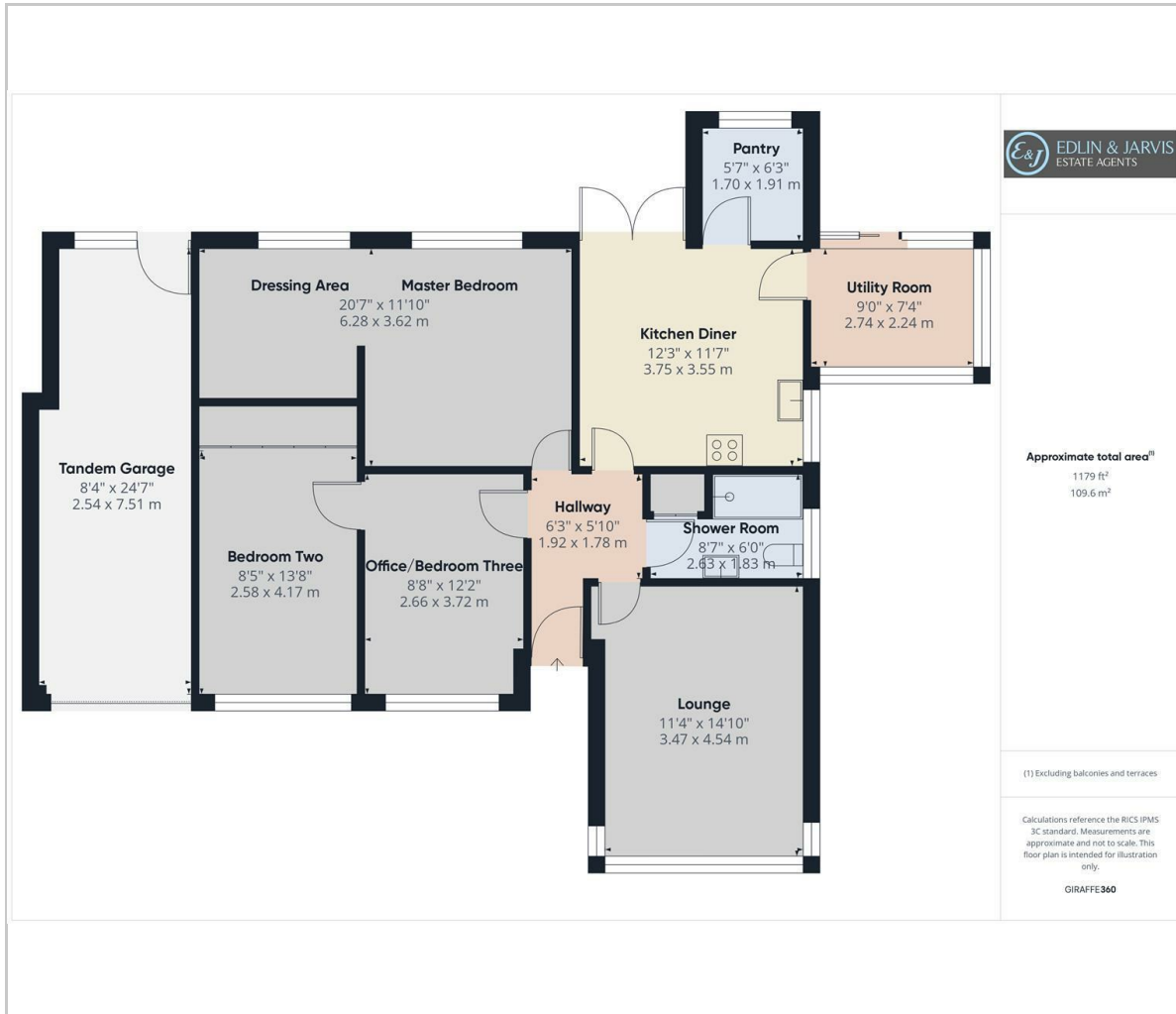
8'7 x 6'0 (2.62m x 1.83m)

#### Tandem Garage

24'7 x 8'4 (7.49m x 2.54m)



## Floor Plan



## Viewing

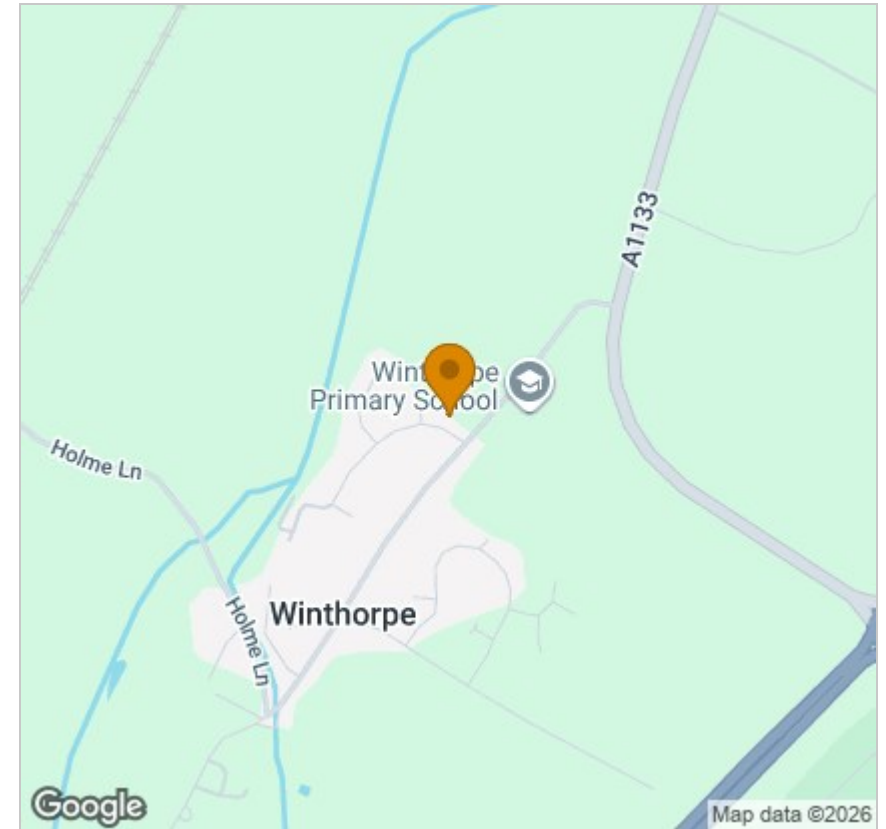
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

