



Whitehaven, 29 The Spinney, Winthorpe,
Newark, NG24 2NT

Offers Over £325,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

**** OFFERS OVER £325,000 ****

A well-proportioned detached 3 bedroomed family home occupying a generous plot of approximately 0.22 acre (0.089 ha), tucked away within a much sought after cul-de-sac location in the popular and well-served village of Winthorpe, just a short distance from Newark.

The property offers comfortable and versatile accommodation to the ground floor including hallway, two reception rooms, a dining kitchen, separate WC with basin, then three bedrooms and a shower room to the first floor.

A conservatory provides an excellent additional living space, with patio doors opening directly onto the rear garden, creating a lovely connection between the house and the outdoors.

Outside, the home is complemented by a garage and driveway with parking for up to 4 cars, along with secluded and established rear gardens which provide an excellent degree of privacy and a wonderful space for outdoor enjoyment.

With the added benefit of gas central heating and a new boiler installed in 2024, the property also presents excellent potential to extend, subject to the necessary planning permissions, making it an ideal opportunity for those seeking a village setting with space to grow.

Winthorpe is a highly regarded village on the edge of Newark-on-Trent, favoured for its strong sense of community and convenient access to a wide range of amenities. The village itself benefits from a public house, an active community centre and Winthorpe Primary School, which is rated Good by Ofsted, while Newark provides excellent shopping and leisure facilities including Waitrose, Morrisons, Aldi, ASDA and an M&S Food Hall. The town centre continues to thrive, with a new Waterstones bookshop opening in 2025, adding to the appeal of Newark's mix of independent retailers, cafes and restaurants.

For commuters, the location is particularly appealing, with

Newark North Gate offering fast rail connections to London Kings Cross, and excellent road links via the A1, A46 and A17, making travel across the region straightforward. Combining village living with superb accessibility, Winthorpe remains a popular choice for families, professionals and downsizers alike.

The house is constructed of rendered brick under a tiled roof and uPVC conservatory extension with polycarbonate roof. The windows are replacement uPVC double glazed units and the central heating is gas fired, with a new boiler installed in 2024.

The accommodation is more fully described as follows:-

GROUND FLOOR

STORM PORCH

UPVC double glazed front entrance door.

ENTRANCE HALL

Wood block floor, radiator, built in cloaks cupboard with hanging rail and cupboards over. Staircase to first floor.

LOUNGE

19'11 x 10'7 (6.07m x 3.23m)
(measurement into bay window)



Walk in bay with uPVC double glazed window to the front. UPVC double glazed window to the rear elevation,

two double panelled radiators, decorative Adam style fire surround. White marble fireplace and hearth with flame effect gas fire, door giving access to the hall and sliding wooden glazed pocket doors giving access to the dining room.



DINING ROOM

11'9 x 7'11 (3.58m x 2.41m)



Wooden, glazed door giving access to the conservatory, radiator.

GROUND FLOOR WC

With low suite WC, wash hand basin, tiled splash back and tiled floor.

CONSERVATORY

18' x 8' (5.49m x 2.44m)

UPVC double glazed conservatory built on a brick base with a polycarbonate roof covering. Part of this room is constructed of brick under a tiled roof covering. French doors give access to the rear garden, ceramic tiled floor covering.

DINING KITCHEN

11'8 x 7'11 (3.56m x 2.41m)
(plus 9'7 x 5'1)



L-shaped room. Radiator, two uPVC double glazed windows to the rear, uPVC double glazed door to the side elevation. There is a range of kitchen units comprising base cupboards and drawers, working surfaces over with inset stainless steel one and a half bowl sink with mixer tap. Fitted appliances include a modern Beko electric oven and Indesit ceramic hob. There is plumbing and space for an automatic washing machine, tiling to splashbacks and wall mounted cupboards. Pine panelled ceiling, space for a dining table. Additional kitchen units include a larder cupboard and further wall cupboards. Door giving access to the dining room.



FIRST FLOOR

LANDING

12'9 x 5'10 (3.89m x 1.78m)

UPVC double glazed window to front elevation, cupboard housing Worcester Greenstar RI gas fired central heating boiler installed circa 2024. Airing cupboard housing lagged hot water cylinder and latted shelving.

BEDROOM ONE

13'7 x 9'7 (4.14m x 2.92m)
(plus 3' x 2')



Built in triple wardrobe with cupboards over. Radiator, uPVC double glazed window to the rear overlooking the garden. Loft access hatch.

BEDROOM TWO

13'6 x 9'1 (4.11m x 2.77m)
(plus 5'5 x 1'9)



Radiator, uPVC double glazed window to the rear, view over the garden.

BEDROOM THREE

7'9 x 7'7 (2.36m x 2.31m)

UPVC double glazed window to the front, radiator.

SHOWER ROOM

6' x 6'8 (1.83m x 2.03m)



Radiator, non slip vinyl flooring, fully tiled walls, uPVC double glazed window to the front, extractor fan. White suite comprises wash hand basin and low suite WC. Walk in shower, floor drain and a wall mounted electric Triton TATSI shower.

OUTSIDE



The plot extends to 0.22 acre or thereabouts. To the front there is a brick built boundary wall. Attractive, shaped lawn with flower and shrub borders, Silver Birch tree, concrete driveway with parking for up to four cars.



SINGLE GARAGE

15'6 x 8'7 (4.72m x 2.62m)



This integral single garage has an up and over door, one double powerpoint, one single powerpoint and a strip light. There is a wooden panelled fence and gate leading to a car port with canopy over, concrete base, decorative concrete block wall with wrought iron gate gives access to the rear boundary. The rear garden is enclosed with close boarded fences and headgerows and enjoys a good degree of privacy. Laid out with areas of lawn with shrub borders, there are a variety of mature trees including pine tree and conifers as well as a beech. There is a headgerow along the rear boundary. There is a paved and gravelled patio terrace at the rear of the house and an old concrete pond. Outside tap, two timber built sheds located at the side of the house.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

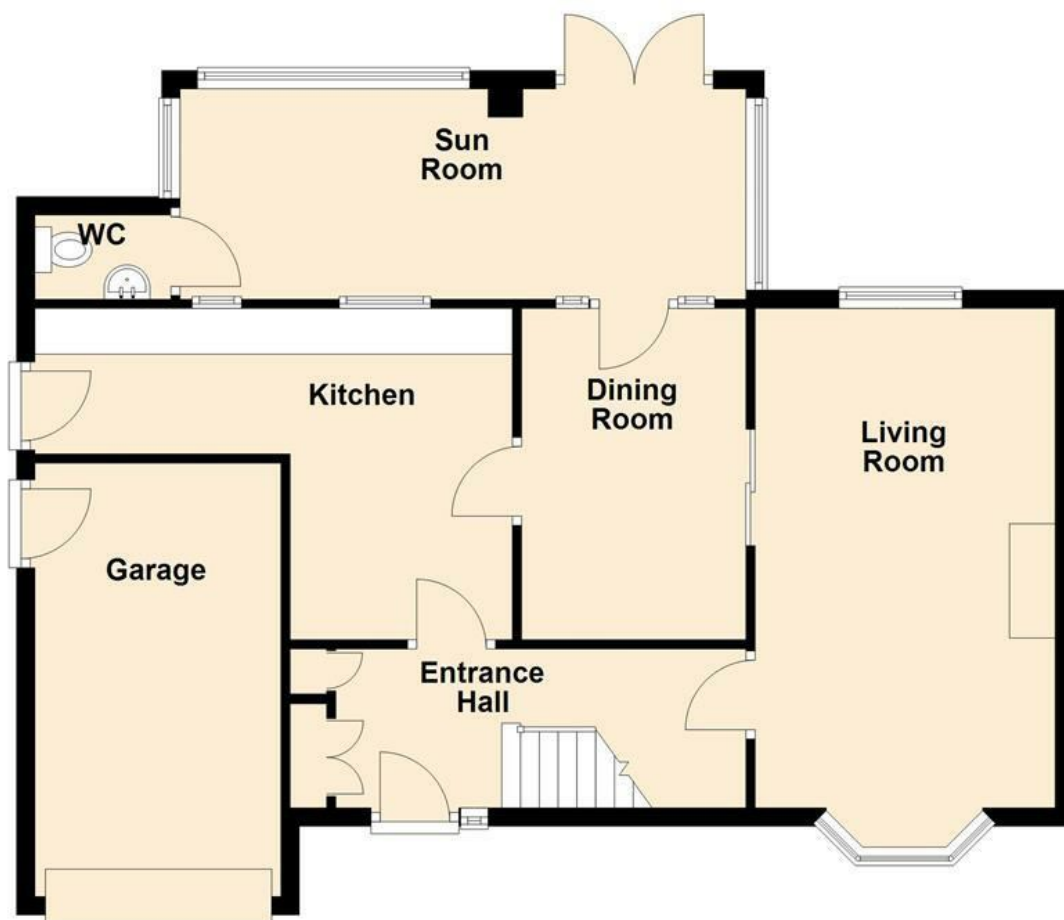
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band E.

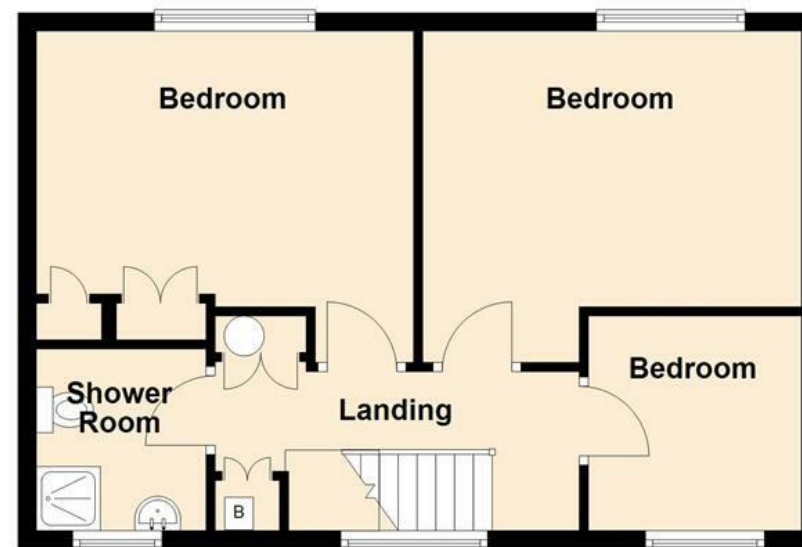
Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)

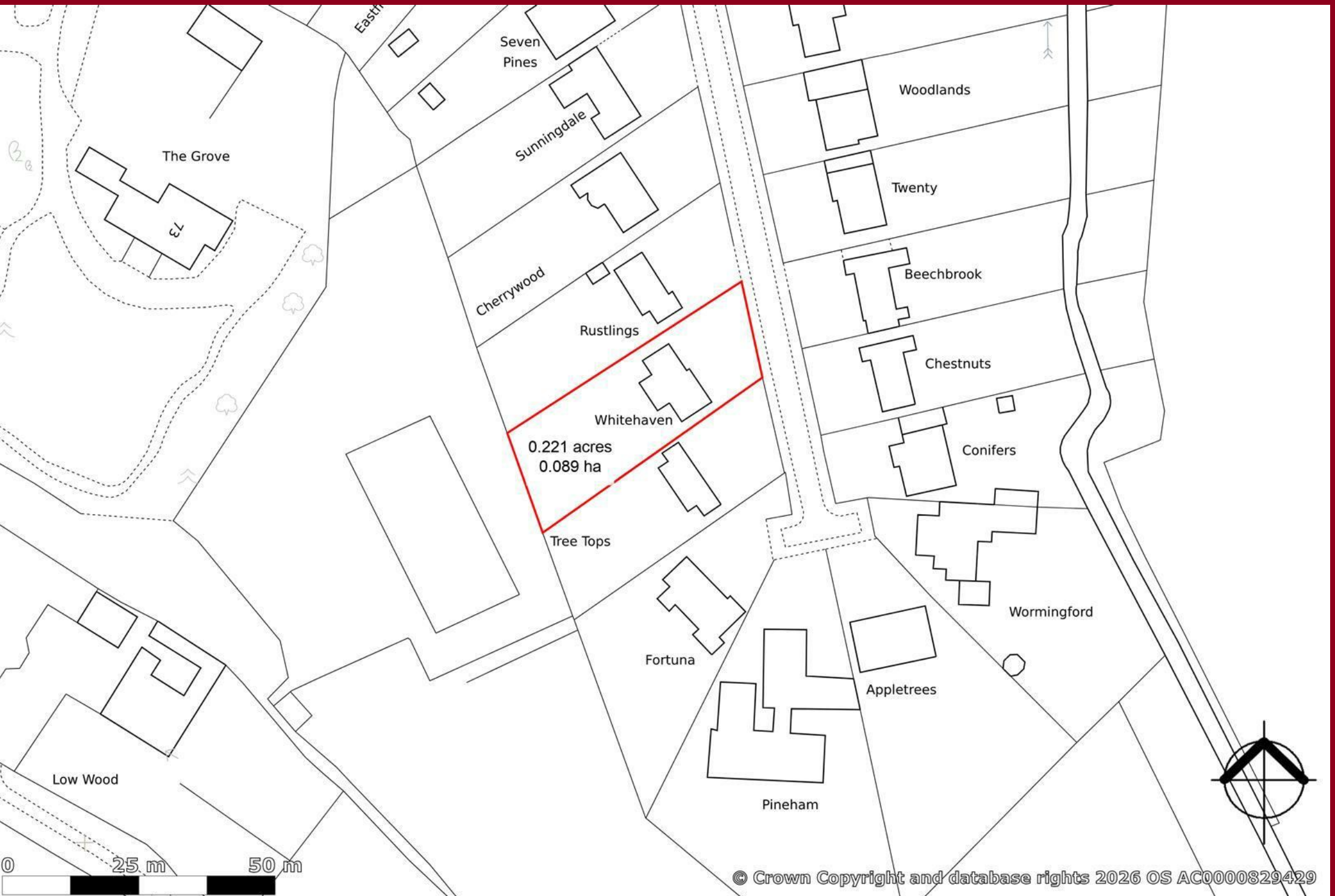


First Floor

Approx. 45.7 sq. metres (492.4 sq. feet)

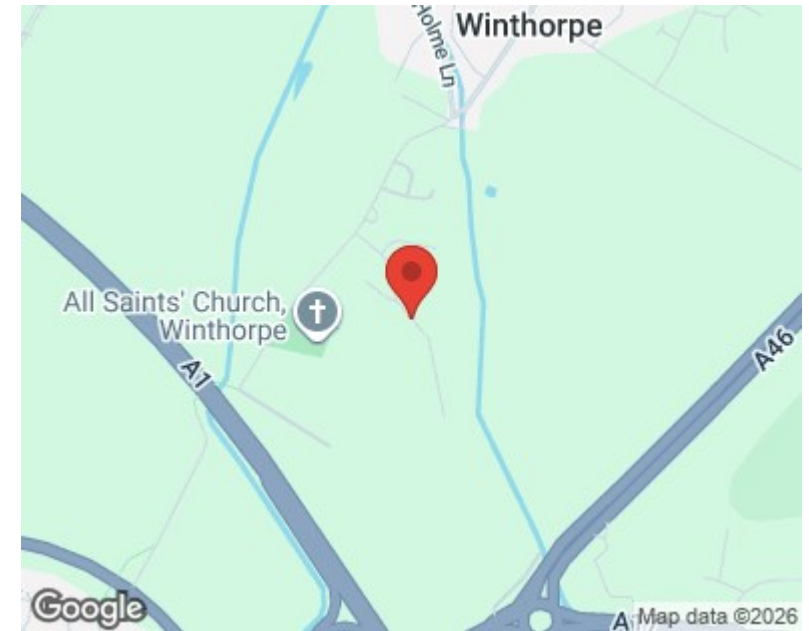


Total area: approx. 112.6 sq. metres (1212.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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