

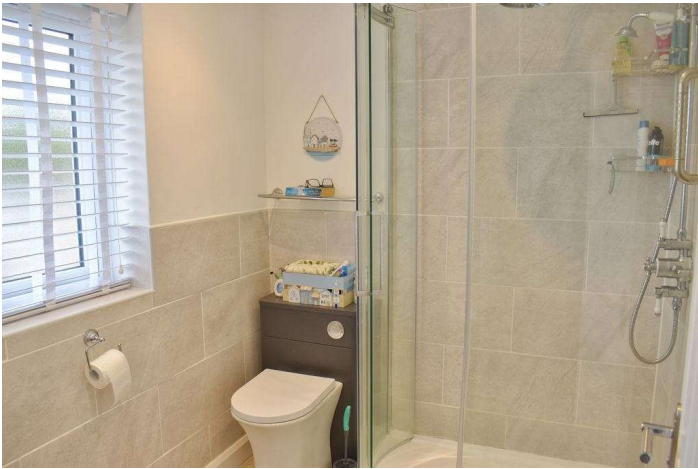
Woodlands, Winthorpe NG24 2NL



GUIDE PRICE £400,000 to £425,000. A truly stunning three bedroom detached family home which has been meticulously refurbished by the present owners. Situated in a quiet location in the sought after village of Winthorpe this spacious extended home offers versatile and well presented accommodation including a spacious lounge, kitchen, dining room, ground floor cloakroom, three bedrooms and a shower room. There is a driveway providing off road parking, a single garage and gardens to the front and rear.

Guide Price £400,000 to £425,000







Situation and Amenities

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark. The village has a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village provides excellent access into the neighbouring and well served village of Collingham which boasts an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. The location is conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase leading to the first floor with a useful storage cupboard, and doors leading to the ground floor cloakroom, the lounge and kitchen. The hallway has LVT flooring, a radiator and a ceiling light point.

Ground Floor Cloakroom 6' 4" x 3' 3" (1.94m x 1m)

The same LVT flooring as the reception hallway flows through to the cloakroom which is fitted with a low level WC and wash hand basin. The room has a radiator and an opaque window to the front aspect.

Lounge 20' 0" x 11' 5" (6.10m x 3.47m)

This spacious reception room has LVT flooring, an electric wood effect fire, a radiator, wall mounted lights and a ceiling light point. The room has been opened up into the extension.

Lounge Extension 18' 11" x 9' 1" (5.77m x 2.78m)

The light and airy extension off the lounge, which is currently utilised as an office, has LVT flooring, a radiator, wall mounted lights and spotlights to the ceiling. There is a large window overlooking the rear garden, two Velux windows to the vaulted ceiling, and French doors leading to the patio area.

Dining Room 9' 10" x 9' 6" (2.99m x 2.90m)

This good sized second reception room has sliding doors leading to the lounge, an opening into the kitchen and a window overlooking the rear aspect. The dining room has LVT flooring, a ceiling light point and a radiator.

Kitchen 15' 8" x 8' 1" (4.78m x 2.47m)

This well appointed kitchen has a window to the front elevation and is fitted with an array of contemporary wall and base units with under cabinet lighting, complemented with roll top work surfaces. There is a stainless steel sink with Kettle tap, and integrated appliances include an induction hob with extractor over, a double oven, fridge/freezer and dishwasher. In addition there is space for a washing machine. The room has LVT flooring, ceiling spotlights and a door leading to a small pantry.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has a window overlooking the front aspect and doors into the three bedrooms and the shower room. There is also a ceiling light point, a cupboard housing the boiler and an airing cupboard.

Bedroom One 17' 0" x 9' 10" (5.17m x 3m)

This spacious bedroom has dual aspect windows to the front and rear elevations, built in cupboards, a radiator and a ceiling light point.

Bedroom Two 10' 2" x 9' 10" (3.10m x 3m)

A further double bedroom with built in cupboards, a window overlooking the rear garden, a radiator and a ceiling light point.

Bedroom Three 9' 9" x 9' 8" (2.98m x 2.95m)

A double bedroom with a window overlooking the rear aspect, double fitted wardrobes, a radiator and a ceiling light point.

Shower Room 7' 0" x 6' 6" (2.14m x 1.99m)

Large corner cubicle with rainfall shower above, wash hand basin with storage cupboard underneath, illuminated mirror, low level WC, heated towel rail, part tiled walls, LVT flooring and an opaque window overlooking the front aspect.

Outside

To the front of the property there is a well established lawned garden with mature shrub border and tree, a block paved driveway suitable for two vehicles and an attached single garage. There is access to the side of the garage leading to the rear garden, and an outside tap.

Attached Garage 21' 4" x 8' 6" (6.51m x 2.60m)

The garage has an up and over door to the front and is equipped with both power and lighting. A personnel door leads into the rear garden.

Rear Garden

To the rear of the property there is a larger than average garden laid predominately to lawn with mature shrub borders and various patio areas for entertaining. There is a large garden shed and a summerhouse with electric and lighting which are included within the sale.

Council Tax

The property is currently in Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

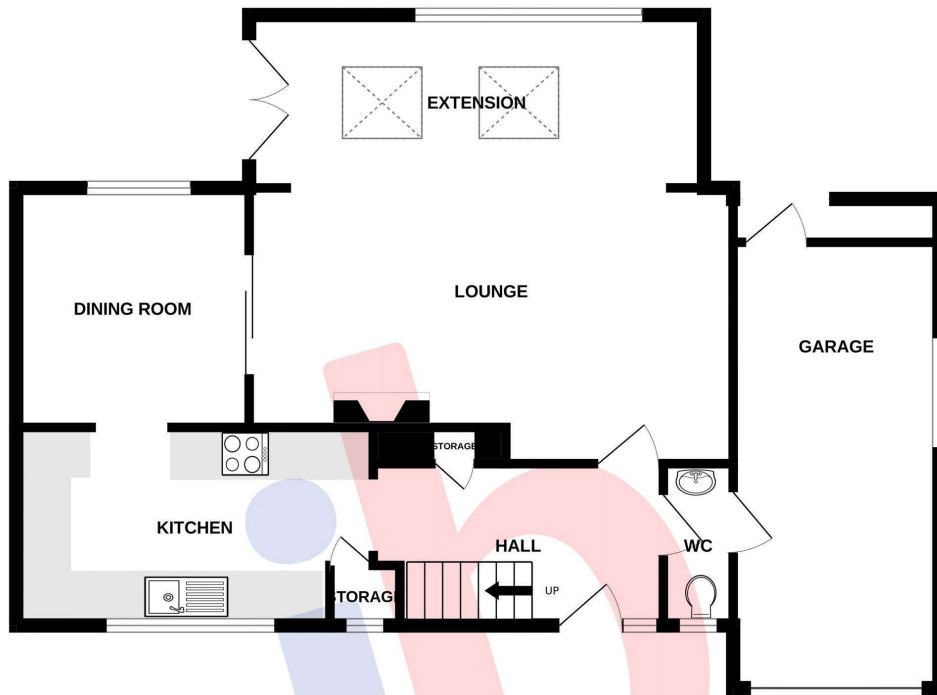
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

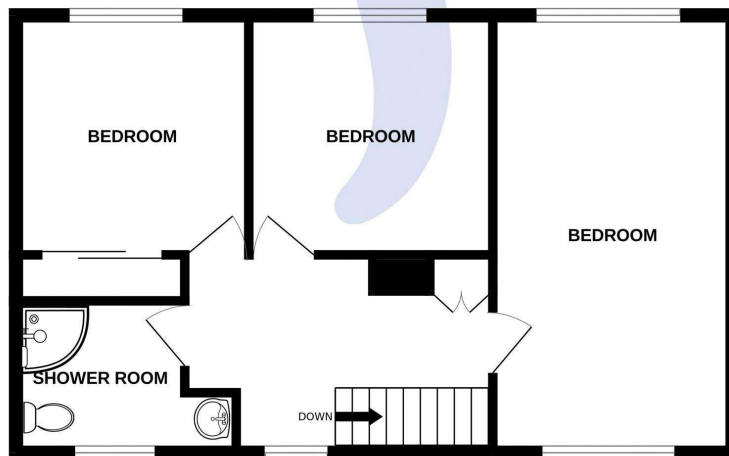
Services/Referral Fees

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: Chattertons Solicitors - £120.00 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. 00007845 03 September

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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