



**Orchardside Road, East Markham Newark NG22 0FP**

**welcome to**

**Orchardside Road, East Markham Newark**

\*\*\*SHARED OWNERSHIP\*\*\* This beautifully presented family home is offered with a 40% share (more shares available- please ask for details)  
Positioned in the delightful and scenic village of East Markham which has many amenities including a primary school and pub.



### **Entrance Hall**

Complementary flooring and central heating radiator.

### **Cloakroom**

Fitted with wc, wash hand basin, complementary flooring, central heating radiator and double glazed window.

### **Lounge**

15' 1" x 11' 7" plus recess ( 4.60m x 3.53m plus recess )

Staircase leading to the first floor with storage underneath, complementary flooring, two central heating radiators and double glazed french doors.

### **Dining Kitchen**

14' x 8' ( 4.27m x 2.44m )

Fitted with a range of grey shaker style wall and base units, complementary work surfaces and 1 1/2 stainless steel sink and drainer unit. Integrated gas hob and electric oven. Space for fridge freezer and washing machine. Central heating radiator and double glazed window.

### **First Floor**

#### **Landing**

Staircase leading to the landing with neutral decor, airing cupboard, central heating radiator and loft access.

### **Bedroom One**

16' 1" x 8' ( 4.90m x 2.44m )

Rear facing bedroom with neutral decor, central heating radiator and double glazed window.

### **Bedroom Two**

9' 11" x 8' 3" ( 3.02m x 2.51m )

Front facing bedroom with neutral decor, central heating radiator and double glazed window.

### **Bedroom Three**

10' 7" max x 6' 8" ( 3.23m max x 2.03m )

Rear facing bedroom with neutral decor, central heating radiator and double glazed window.

### **Bathroom**

Fitted with a three piece white suite, splash back tiling, complementary flooring, heated towel rail and double glazed window.

### **Exterior**

To the front is a garden area with plants and shrubs. To the rear is a lawned garden with a patio area and a garden shed. The garden is enclosed by fence and gated.

### **Parking**

Side driveway for parking of two cars end to end.



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welcome to

## Orchardside Road, East Markham Newark

- **\*\*40% SHARED OWNERSHIP- more shares available\*\***
- Modern three bedroom semi-detached home built in 2021
- NHBC Guarantee until 2031
- Off street parking for two cars
- Delightful village location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 313.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109465 - 0002

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