



Coneygrey Spinney, Flintham,

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 OLIVER REILLY



# Coneygre Spinney, Flintham, Newark

- SPACIOUS SEMI-DETACHED HOME
- POPULAR VILLAGE- CLOSE TO MAIN ROADS
- DUAL-ASPECT LIVING ROOM
- LARGE FRONTAGE WITH POTENTIAL FOR OFF-STREET PARKING
- GAS CENTRAL HEATIG & uPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- GENEROUS DINING KITCHEN
- MAGNIFICENT PLOT! & WONDERFULLY PRIVATE GARDEN
- MODERNISATION REQUIRED & SCOPE TO MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC

ENDLESS POSSIBILITIES AWAIT!!!  
Make the most of this exciting opportunity to acquire a WELL-PROPORTIONED and POTENTIAL-FILLED semi-detached home. Enjoying a delightful residential position, with an unspoiled open outlook to the front aspect.

This BRILLIANT BLANK CANVAS was constructed in the 1950's by the RAF. Offering exciting scope for you to MAKE YOUR OWN and turn this house into your HOME!

The lovely village of Flintham is well-connected to the A46 corridor, with links to Newark Town Centre and Nottingham.  
The sizeable internal layout comprises: Entrance porch, an inner hallway, a generous dining kitchen and a DUAL-ASPECT LIVING ROOM.

The first floor provides TWO DOUBLE BEDROOMS, a two-piece bathroom and separate W.C.  
Externally, you'll be MESMERISED by the MAGNIFICENT & SIZEABLE PLOT. Greeted with a large and well-tended front garden. Offering the perfect chance for you to create a driveway and increase the value! Subject to dropped kerb approval. Ample on-street parking is available directly outside the front of the property.

The WONDERFULL, WELL-APPOINTED & HIGHLY PRIVATE REAR GARDEN presents a magnificent external escape, equally desiring a chance for you to inject your own personality. Hosting a paved seating area, a high-degree of privacy and a lovely WOODLAND COPSE, situated at the bottom of the garden.

Additional benefits of this SIZEABLE & SCOPE-FILLED HOME include uPVC double glazing and gas central heating, via a modern combination boiler, installed in the last 2 years.

THERE'S MORE THAN WHAT MEETS THE EYE!... This is a great chance for anyone looking to create a home tailored to their own tastes! Available with NO ONWARD CHAIN!!!

Asking Price: £200,000



|                            |                              |
|----------------------------|------------------------------|
| ENTRANCE PORCH:            | 7'10 x 2'1 (2.39m x 0.64m)   |
| INNER ENTRANCE HALL:       | 14'2 x 7'10 (4.32m x 2.39m)  |
| DUAL-ASPECT LIVING ROOM:   | 14'10 x 11'0 (4.52m x 3.35m) |
| SPACIOUS DINING KITCHEN:   | 19'1 x 8'4 (5.82m x 2.54m)   |
| FIRST FLOOR LANDING:       | 14'8 x 5'9 (4.47m x 1.75m)   |
| Max measurements provided. |                              |
| MASTER BEDROOM:            | 14'10 x 11'1 (4.52m x 3.38m) |
| BEDROOM TWO:               | 11'5 x 10'1 (3.48m x 3.07m)  |
| FIRST FLOOR BATHROOM:      | 5'8 x 4'9 (1.73m x 1.45m)    |
| SEPARATE W.C:              | 4'1 x 2'8 (1.24m x 0.81m)    |

**EXTERNALLY:**  
This well-proportioned semi-detached home is positioned in a delightful residential location, situated in a sought-after village, close to the A46 corridor and Newark Town Centre. The front aspect is welcomed by a wrought-iron personal gate, opening onto a concrete pathway. leading to the front entrance porch. The sizeable and well-tended front garden is predominantly laid to lawn, hosting variety of established bushes, shrubs and trees. There is paved hard-standing, that lends itself to a small and lovely seating area, admiring unspoiled views across local village greenery. There are fenced side boundaries and a hedged front boundary.  
The WONDERFULL & WELL-APPOINTED rear garden hosts a magnificent external escape. Filled with colour and personality. Predominantly laid to lawn. Boasting an abundance of mature bushes and shrubs. There is a large paved seating area, directly accessed via uPVC rear doo in the hallway, with an outside tap, external security lighting and a wooden side personal gate, that leads round to the front of the house.  
A part paved/ gravelled sweeping pathway follows down to the bottom of the garden, with a WONDERFUL WOODLAND COPSE. Hosting a variety of garden sheds. There is provision for a greenhouse. Part hedged/ fenced side boundaries and a fenced rear boundary, all enhancing to create a vast degree of privacy, all year round.

**Approximate Size: 880 Square Ft.**  
Measurements are approximate and for guidance only.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed in the last two years and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Rushcliffe Borough Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'bbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

Filnham is a highly desirable village, with a thriving community, perfectly set for ease of access on and off of the A46, situated between the historic market towns of Newark-On-Trent and Bingham. The village enjoys a host of amenities including a popular village Public House (The Boot & Shoe), a community shop, cricket pavilion and an 'Outstanding' rated Primary School. There are also useful road links onto the A1 and A52, along with a hugely popular rail service from Newark North Gate Station, directly to London Kings Cross Station in approximately 75 minutes.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property.

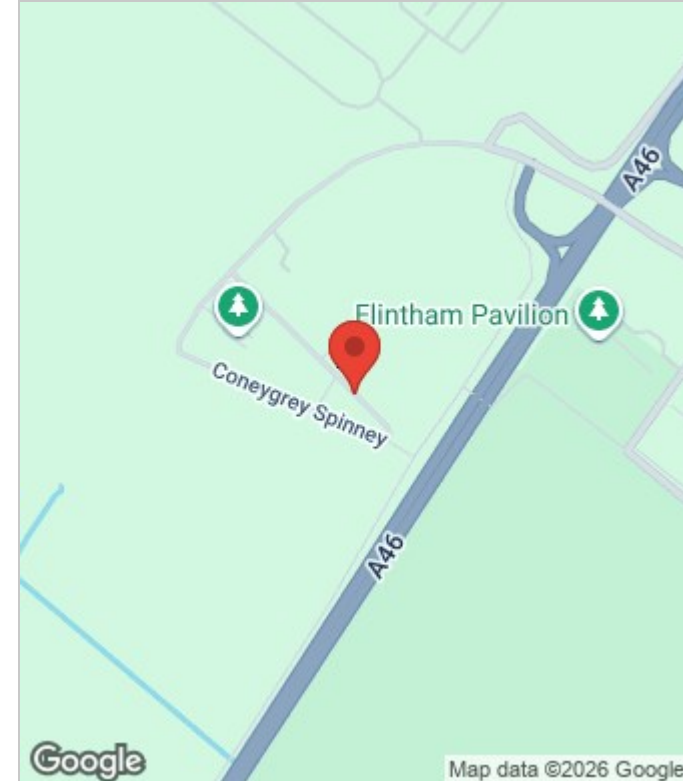
Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |