



5 Greengate, Syerston, Newark, NG23 5NF

**£475,000**  
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\*\*\* NO UPWARD CHAIN \*\*\* Well positioned in the charming village of Syerston, this delightful four bedroom detached family home offers a perfect blend of comfort and modern living. Built in the late 1950s, the property offers ample space for family life. With four well-proportioned bedrooms, this residence is ideal for those seeking a spacious environment.

Upon entering, you are greeted by a spacious hallway with WC, leading through to a generous family lounge with doors opening into a bright conservatory, creating an inviting space for relaxation and entertaining. The open plan dining room and kitchen is fitted with a range of modern Shaker design units and provides an ideal space for family gatherings at the heart of this home. The dining room has French doors opening onto a lovely patio terrace, sheltered with a charming wooden pergola above, perfect for al fresco dining or enjoying a morning coffee in the sun.

The secluded rear gardens are a true highlight, backing onto peaceful and natural adjoining woodland, making this an ideal retreat.

For those with vehicles, the property includes a driveway with parking for two cars, along with a garage for added convenience and vehicle storage. Additionally, there is a spacious open plan front garden laid to lawn, which the house is set pleasantly behind. With its desirable location and thoughtful layout, this detached house is a wonderful opportunity for families looking to settle in a quiet and welcoming village community.

Syerston is a pretty rural village conveniently located within commuting distance of Newark, Bingham and Nottingham. There are nearby access points to the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate railway station connecting to London King's Cross in around 75 minutes. Syerston has an active village hall and community. The neighbouring villages of Flintham and Elston offer local amenities including pubs, primary schools, which both have good Ofsted ratings and community run village stores. The beautiful surrounding countryside can be accessed by public footpaths,

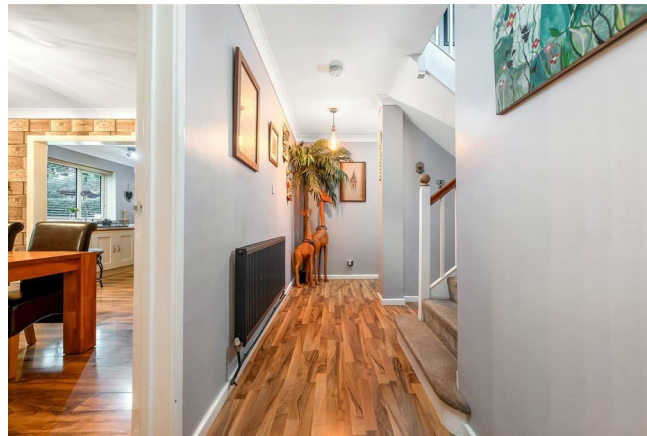
bridleways and country lanes.

The property is constructed of brick elevations under a tiled roof covering. There is a wooden double glazed conservatory extension built on a brick base at the rear. The windows are uPVC double glazed, fitted in 2016. The central heating system is gas fired and a new boiler was fitted in 2022. The living accommodation is arranged over two levels and can be arranged in more details as follows:

## GROUND FLOOR

### ENTRANCE HALL

12'7 x 3'10 (3.84m x 1.17m )  
(plus 11'4 x 4')



L shaped room, composite front entrance door, laminate floor covering. Stairs off with storage cupboard under, radiator, coved ceiling.



### WC

6'3 x 4'10 (1.91m x 1.47m)



Fitted with a traditional white suite with a low suite WC and wall mounted wash hand basin. Coved ceiling, wood framed single glazed window to the side.

### LOUNGE

23'6 x 11'10 (7.16m x 3.61m)  
(plus study alcove 5' x 4'3)



Two double panelled radiators, uPVC double glazed bow shaped window to front elevation. Laminate floor covering, coved ceiling. Wooden fire surround, Living Flame gas fire. UPVC double glazed French doors to the rear giving access to the conservatory.



## OFFICE AREA



## CONSERVATORY

13'2 x 11'6 (4.01m x 3.51m)

Wooden conservatory with double glazed windows and polycarbonate roof built on a brick base. Double panelled radiator. French doors leading to the lovely outdoor patio with pergola over.

## OPEN PLAN DINING ROOM & KITCHEN

### DINING ROOM

12'11 x 11'4 (3.94m x 3.45m)

UPVC double glazed French doors to the rear giving access to the lovely patio and rear garden. Laminate floor covering, double panelled radiator coved ceiling. Open plan to:



## KITCHEN

12'10 x 10'2 (3.91m x 3.10m)



UPVC double glazed window to rear elevation. Coved ceiling, laminate floor covering. New kitchen units were fitted in 2015 comprising of Shaker style base units with cupboards and drawers. Working surfaces above with inset stainless steel one and a half bowl sink and drainer. Eye level wall mounted cupboards and cupboard housing the Ideal Logic gas fired central heating boiler new in 2022. Appliances include a wine cooler, Smeg double range with six burner hob plus wok burner and electric ovens. UPVC double glazed stable door leading to side passage.





## LANDING

11'7 x 3'11 (3.53m x 1.19m)



UPVC double glazed window in stairwell. Double panelled radiator, loft access hatch, airing cupboard housing hot water cylinder.



## UTILITY ROOM

6'4 x 6'7 (1.93m x 2.01m)



Fitted with working surfaces and wall mounted shelving, plumbing and space for an automatic washing machine and dishwasher. Space for a tall fridge freezer. Single glazed window to side elevation.

## FIRST FLOOR



## BEDROOM ONE

17'5 x 11'11 (5.31m x 3.63m)  
(plus 4'4 x 4')





UPVC double glazed window to the front and rear elevation allowing this lovely dual aspect bedroom to have attractive views of the rear gardens and adjoining paddock land at the front. Two double panelled radiators, built in double wardrobe.



### BEDROOM TWO

11'6 x 12'11 (3.51m x 3.94m)



UPVC double glazed window to front elevation, double panelled radiator. Built in double wardrobe.

### BEDROOM THREE

10'2 x 9'1 (3.10m x 2.77m)



Double panelled radiator, uPVC double glazed window to rear elevation.

### BEDROOM FOUR

7'11 x 5'6 (2.41m x 1.68m)

UPVC double glazed window to side elevation, radiator.

### FAMILY BATHROOM

10'7 x 7'9 (3.23m x 2.36m)



UPVC double glazed window to front elevation, wall mounted heated chrome towel radiator. Part tiled walls with attractive marble style tiles. Modern white suite comprising panelled bath with mixer tap, low suite WC and pedestal wash hand basin. Corner shower enclosure with glass screen and sliding door. Tiling to walls and wall mounted Triton electric shower.

### OUTSIDE



The property occupies a generous sized plot with spacious



open plan gardens to the front which are laid to lawn. Driveway providing ample off road car parking for several cars, caravan or motor home. A set of wooden centre opening double gates to the side of the house allow access to the rear garden.

### **GARAGE**

16' x 9' (4.88m x 2.74m)

Up and over door to the front, power and light connected.

### **SIDE PASSAGE**

15'10 x 4'9 (4.83m x 1.45m)

There are uPVC double glazed doors to the front and rear allowing access to the driveway and rear gardens respectively. Ceramic tiled floor, vaulted ceiling with three Velux roof lights.



To the rear of the house are lovely enclosed gardens laid mostly to lawn. A paved patio connects to the rear of the house with a wooden pergola over providing a lovely outdoor seating area which connects to the dining room, kitchen and conservatory. The garden has views into the adjoining woodland which sits along the rear boundary.





### TENURE

The property is freehold.

### SERVICES

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

### 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

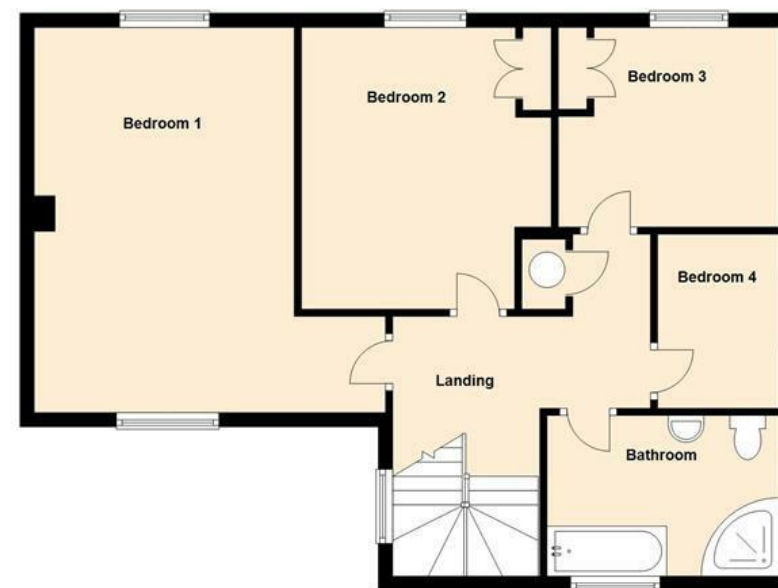
The property comes under Newark and Sherwood District  
Council Tax Band E.



**Ground Floor**  
Approx. 91.3 sq. metres (982.3 sq. feet)



**First Floor**  
Approx. 68.9 sq. metres (742.1 sq. feet)



Total area: approx. 160.2 sq. metres (1724.4 sq. feet)





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



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