



17 Pinfold Lane, Elston, Newark,  
Nottinghamshire, NG23 5PD

GUIDE PRICE £650,000-£675,000

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A very well presented, four bedroom, detached family home situated on a superb plot with spacious and secluded gardens and located in the quiet and well served village of Elston.

The house offers over 2400 sq.ft of living accommodation which has the benefit of a gas fired central heating system and uPVC double glazed windows. Maintained in good order throughout, the practical and versatile layout offers rooms over two floors which comprise entrance hall with staircase leading to the impressive galleried landing above, 23 ft lounge with feature fireplace and French doors leading to the rear garden, study which is ideal for use as a home office or alternately could be used as a family or play room, WC, open plan dining/kitchen with space for a dining table or island (giving the option of informal/family dining in addition to the dining room) and a range of modern gloss white units with Bosch appliances which were fitted in late 2021. This room has the convenience of a walk-in pantry.

On the first floor there is the galleried landing, bedroom one with built-in wardrobes and an en-suite shower room with a modern suite and double shower cubicle. Bedroom two is a further double bedroom with fitted wardrobe. Bedroom three is a pleasant double bedroom with window overlooking the secluded rear garden and Bedroom four is a large single or twin room positioned at the rear of the house with views over the garden. The family bathroom was refitted with a good quality white suite in 2021, this includes a bath and separate double shower cubicle.

Outside, there is a double garage with an electrically operated up and over double door. A passageway connects the garage with the house and also has external doors to the front and rear connecting to the driveway and rear gardens. The impressive plot has a sweeping driveway leading to the front of the house and the double garage. There are spacious lawned areas with mature trees and the house stands slightly elevated from Pinfold Lane. At the rear are mature and secluded gardens with a patio terrace. A hand gate at the rear of the plot gives access through to The Spinney, which is a quite cul-de-sac and residential area. Nearby is a walkway connecting to the primary

school.

This detached home would be ideal for a family with children, professional couple or those seeking a good quality house and gardens in a quite village location with excellent local amenities.

Elston is a village located approximately six miles from Newark with easy access to the A46 dual carriageway. Village amenities include a community run convenience store, the All Saints Primary School which is rated good by Ofsted and the Chequers Inn, a traditional country pub and restaurant lies at the heart of the village. The nearby town of Newark has a fabulous range of amenities including Waitrose, Asda, Morrisons and Aldi supermarkets, a recently opened Marks and Spencer's food hall and a good range of independent shops. Boutiques, cafes, bars and restaurants are available around the town centre and Georgian market square which also holds regular markets and events. Newark Northgate Railway Station has fast trains connecting to London King's Cross with a journey time of approximately 75 minutes. Nottingham, Newark, Lincoln and Bingham are all within commuting distance.

The property was built circa. 1970 and is constructed with cavity brick elevations under a tiled roof covering. The living accommodation, which is arranged over two levels, can be described in further detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

17'8 x 11'3 (5.38m x 3.43m)  
plus 15'4 x 3'3



Wooden front entrance door with double glazed lights either side, laminate floor covering, coved ceiling and radiator. Staircase leading to first floor and galleried landing with built-in cloak cupboard below.

### WC

8'0 x 5'0 (2.44m x 1.52m)

With radiator, laminate floor covering, two uPVC windows to the rear elevation, low suite WC and pedestal wash hand basin.

### LOUNGE

23'11 x 13'5 (7.29m x 4.09m)



With uPVC double glazed bow window to front elevation,

two uPVC double glazed side windows and a set of French doors giving access to the rear garden, marble style feature fireplace and hearth housing an electric flame-effect fire. A set of centre opening wooden doors give access to the hallway.



### DINING ROOM

12'11 x 12'4 (3.94m x 3.76m)



With uPVC double glazed windows to the front elevation, wall lights, radiator and coved ceiling.

### STUDY

10'5 x 7'6 (3.18m x 2.29m)



With radiator, two uPVC double glazed windows to the rear elevation, laminate floor covering, coved ceiling, phone point, television point.

### DINING KITCHEN

12'3 x 10'8 (3.73m x 3.25m)  
plus 8'3 x 5'5



This open plan kitchen/diner has space for a dining table, uPVC double glazed window to the rear elevation, LED ceiling lights. The kitchen units were refitted late in 2021 with a range of Howden's gloss white units which

comprise base cupboards and drawers including deep pan drawers, working surfaces over with a Franke one and a half bowl sink unit with Swan Neck mixer tap, wall mounted cupboards with under counter lights. Fitted Bosch appliances including an electric oven, gas hob and fridge/freezer. Additionally, there is plumbing and space for a dishwasher.



### PANTRY

5'10 x 3'1 (1.78m x 0.94m)

This walk in pantry has a uPVC double glazed window to the rear and wall mounted shelving.

### PASSAGE

18'10 x 3'11 (5.74m x 1.19m)

Connecting door to the kitchen and personal door to the double garage. External doors to the front and rear give access to the driveway and rear gardens.

### FIRST FLOOR



### GALLERIED LANDING

18'1 x 11'4 (5.51m x 3.45m)



Wooden balustrade and hand rail, uPVC double glazed window to the front elevation, radiator, loft access hatch.

### BEDROOM ONE

16'9 x 10'10 (5.11m x 3.30m)



UPVC double glazed window to the front elevation, radiator, range of modern fitted wardrobes finished in gloss cream comprising four double wardrobes and six drawers.

### EN-SUITE SHOWER ROOM

8'10 x 6'10 (2.69m x 2.08m)



UPVC double glazed window to rear elevation, ceramic tiled floor, fully tiled walls. Suite comprising wash hand basin and vanity cupboard, low suite WC, double shower cubicle with tiled walls, glass screen, wall mounted Mira shower, radiator.

### BEDROOM TWO

14'6 x 11'6 (4.42m x 3.51m)



UPVC double glazed window to the front elevation, radiator, range of fitted wardrobes including two double wardrobes with cupboards over, centre dressing table and drawers in the arched reveal.

### BEDROOM THREE

11'1 x 11'2 (3.38m x 3.40m)



Three uPVC double glazed windows to the rear elevation, radiator, built in double wardrobe with cupboards over, coved ceiling.

### BEDROOM FOUR

9'3 x 8'9 (2.82m x 2.67m)



With uPVC double glazed window to rear elevation, radiator, phone point, TV point.



## FAMILY BATHROOM

10'11 x 7'11 (3.33m x 2.41m)



Two uPVC double glazed windows to the rear elevation, radiator. The bathroom was refurbished and a new suite fitted in 2015. There are gloss, stone effect, fully tiled walls and grey and cream ceramic floor tiling, a white suite comprising a panelled bath with centre mixer tap, low suite WC, pedestal wash hand basin, wall mirror and light, shaver point, double shower cubicle with glass screen and door and a wall mounted shower.

## OUTSIDE

### DOUBLE GARAGE

16'2 x 17'11 (4.93m x 5.46m)

GaraMatic, electrically operated, up and over door, Worcester Greenstar Ri gas fired central heating boiler, double hot water cylinder, Twyford's Belfast sink, base cupboards, plumbing for automatic washing machine. Personal door connecting to passage.

## GARDENS



The property sits on a generous size plot and the house stands well back and slightly elevated from Pinfold Lane. The deep frontage is laid out with good sized areas of garden laid to lawn with mature trees and there is a sweeping tarmacadam driveway leading to the front of the house where there is turning space, ample parking for several vehicles and access to the double garage. There is access along both sides of the house to the rear where there is a spacious and secluded garden with lawn extending to the rear boundary and a pleasant, paved patio terrace set along the back of the house.



The rear garden is enclosed with close boarded wooden fencing and further screening is provided by a variety of shrubs and a Birch and Willow tree. A hand gate at the rear allows access to The Spinney, which is a quiet cul-de-sac and nearby walkway with access to the local primary school.



**SERVICES**

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

**TENURE**

The property is freehold.

**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.

**VIEWING**

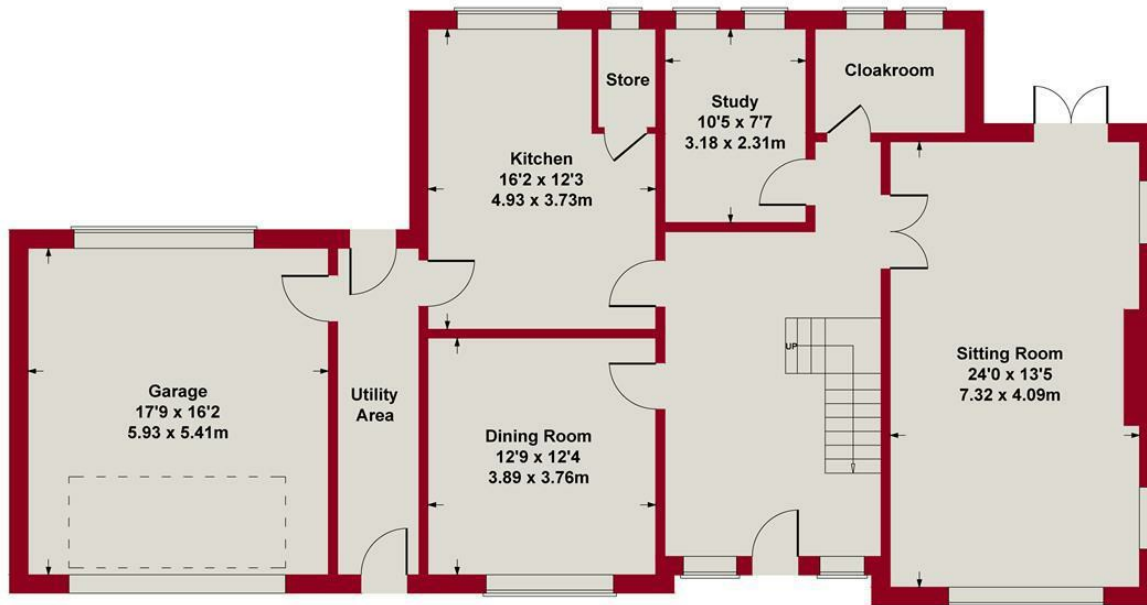
Strictly by appointment with the selling agents.

**COUNCIL TAX**

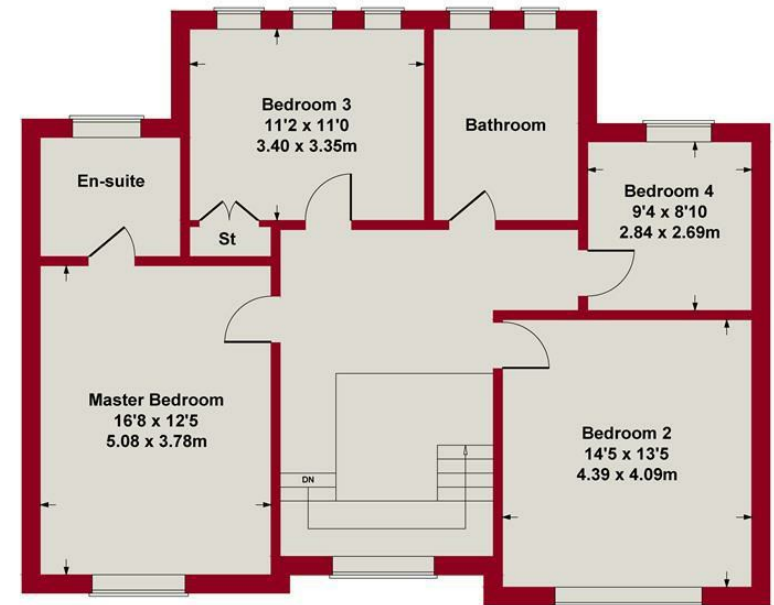
This property comes under Newark and Sherwood District Council Tax Band F.



Approximate Gross Internal Area  
2465 sq ft - 229 sq m



GROUND FLOOR



FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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**RICS**



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