



## Stone Lea Top Street

Askham, Newark, NG22 0RP

**Offers In Excess Of £535,000**



EXCLUSIVE DETACHED HOME WITH 4 BEDROOMS TO THE GROUND FLOOR AND A FIRST FLOOR ANNEXE WITH POTENTIAL FOR 2 FURTHER BEDROOMS, WORKSPACE OR GAMES ROOM - PROPERTY OWNED SOLAR PANNELS + HEAT SOURCE PUMP - LOVINGLY RENNOVATED - THREE RECEPTION ROOMS - LUXURIOUS MAIN FAMILY BATHROOM + EN-SUITE BATHROOM - EXCESSIVE WRAP AROUND PLOT - GATED DRIVEWAY PROVIDING AMPLE OFF STREET PARKING - MODERN OPEN PLAN KITCHEN DINER - SOUGHT AFTER VILLAGE LOCATION - COUNTRYSIDE VIEWS - EPC B



## Description

Stone Lea, Top Street is located in the popular village of Askham. The village has the Duke William pub which serves fantastic food and is a lovely spot for a drink on a summers evening. The village also boasts a church and village hall and benefits from having fantastic countryside walks on your doorstep. The neighbouring village of East Markham has a local Primary School and the property also sits within the Tuxford Academy catchment for secondary schooling. Private education is also well catered for with both Ranby House and Worksop College a short drive away. Tuxford and Retford are just a 10 Minute drive away from the village.

Internally, this property boasts an open plan, modern and beautifully designed, kitchen diner. Fitted with amenities for both style and practicality. This includes; A built-in dish-washer, Five-ring gas hob and double electric oven, hot tap for instant boiling water. Furthermore, a large island unit is featured in the kitchen to make for a spacious breakfast bar. Off the kitchen, there is a utility room providing additional storage with multiple floor to ceiling cupboard space, as well as integrated appliance space for washing machine and dryer. There is a separate utility room and W/C also to the ground floor. The main living room is spacious, with two double windows and a patio door allowing an abundance of natural light though. This room also features a feature wall with an electric wall mounted fire. A secondary reception room sits to the rear of the property and hosts a charming log burner.

The home also offers two double bedrooms to the ground floor, one of these bedrooms has built in mirrored wardrobes, creating optimal discreet storage. The second downstairs bedroom is a double room with panorama windows showcasing the beautiful scenery. The main family bathroom has a spectacular standalone bath with an oval feature wall, slightly separating the toilet and sink area to the bath area, this creates a luxurious and secluded bathing area. Additionally, a walk-in shower is placed in the bathroom to create a deluxe 4-piece suite bathroom.

What was previously the annex, which has been connected to the main part of the house, offers a spacious 'games room' with fitted kitchen units and a sink, perfect for hosting or a dining room. This reception room looks out on to the rear garden with double doors onto a slabbed patio area. The games room is of a generous and hospitable size, potential for office or business space or storage. The converted annexe provides the opportunity to be separated and made into an annexe once again if desired.

To the first floor there are two bedrooms which feature vaulted ceilings and downlighting that convey a unique characteristic finish to your taste.

Externally, the property offers gated driveway access to the entrance of the property. The wrap around plot is thoughtfully divided into three different areas, including a main garden a summer house with picturesque views over open fields. The outdoor spaces include a sunny seating area accessible from the bar room, while the conservatory's wind-up roof makes it a comfortable retreat in all seasons.

Additional outdoor features include a spacious workshop/garage, ideal for hobbies or storage and a wood shed for logs to be stored for the indoor log burner. Property owned solar panels and heat source pumps have recently been installed on the property.

This home offers the ultimate in flexibility, comfort, and rural living, making it a unique and rare find. Call us on 01777 712661 to book your viewing.

**Living Room 20'3" x11'8" (6.18 x3.58)**

**Kitchen Diner 31'3" x 12'8" (9.55 x 3.87)**

**Reception Room 10'7" x 9'10".278'10" (3.23 x 3.85)**

**Sunroom 6'6".229'7" x 17'4" (2.70 x 5.29)**

**Hallway 6'2" x 4'9" (1.88 x 1.45)**

**W.C. 2'8" x 5'5" (0.83 x 1.67)**

**Utility Room 9'9" x 7'4" (2.99 x 2.24)**

**Bath 3'3".62'4" x 3'11" (1.19 x 1.21)**

**Bathroom 6'0" x 11'5" (1.83 x 3.49)**

**Hallway 4'7" x 11'7" (1.41 x 3.54)**

**Bedroom One 12'0" x 10'7" (3.66 x 3.25 )**

**Bedroom Two 12'9" x 12'3" (3.91 x 3.74 )**

**Bedroom Three 15'2" x 11'11" (4.63 x 3.65)**

**Bedroom Four 12'1" x 18'6" (3.69 x 5.65 )**

**Games Room 10'0" x 11'6" (3.06 x 3.51 )**

**Games Room 10'8" x 9'1" (3.26 x 2.79)**

**Bathroom 8'1" x 5'7" (2.48 x 1.72)**

**Hallway 14'4" x 3'0" (4.39 x 0.92)**

**Landing 8'0" x 12'1" (2.44 x 3.69)**

**Bedroom Five 7'10" x 20'5" (2.41 x 6.23 )**

**Bedroom Six 7'8" x 12'1" (2.36 x 3.69)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassettaw District Council that this property is in band F.

Services: Mains water, electricity and drainage are connected along with heat source pump system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Parking: A private driveway is provided at the property with parking for multiple cars, with access via two sets of electric gates.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

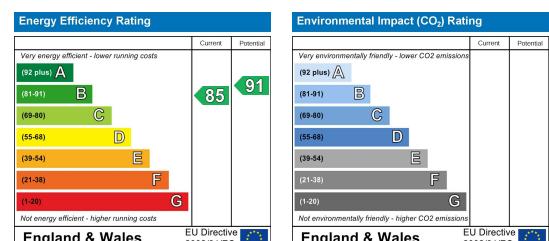
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.