



**Mill Lane, South Clifton Newark NG23 7AN**

**welcome to**

**Mill Lane, South Clifton Newark**

YOU WILL STRUGGLE TO FIND ANOTHER ONE LIKE THIS. A fantastic semi-detached family home, ideally located in the sought after village of South Clifton. Briefly comprising of an entrance hall, lounge, dining room, kitchen, utility/boot room, three bedrooms and family bathroom.



**Entrance Hall**

Having stairs to the first floor.

**Lounge**

Featuring a wood burner, radiator and double glazed windows to the front and rear.

**Dining Room**

Having a radiator, double glazed window to the front and leads to the:

**Kitchen**

Modern fitted kitchen including a range of wall and base units with work surfacing over, single drainer stainless steel sink, integrated electric and microwave oven, induction hob with extractor over, heated towel rail and double glazed windows to the side and rear.

**Utility/Boot Room**

Having plumbing for washing machine, double glazed windows to the side and rear and uPVC door to the side.

**First Floor Landing**

Having access to the fully boarded loft.

**Bedroom One**

There are built-in wardrobes, radiator and double glazed window to the front.

**Bedroom Two**

Having a radiator and double glazed window to the front.

**Bedroom Three**

There is a radiator and double glazed window to the side.

**Bathroom**

Fitted with a suite comprising of a bath with mixer tap and shower over, wash hand basin with vanity below, WC and obscure double glazed window to the rear.

**Outside Front**

To the front of the property there is a large area mainly laid to lawn.

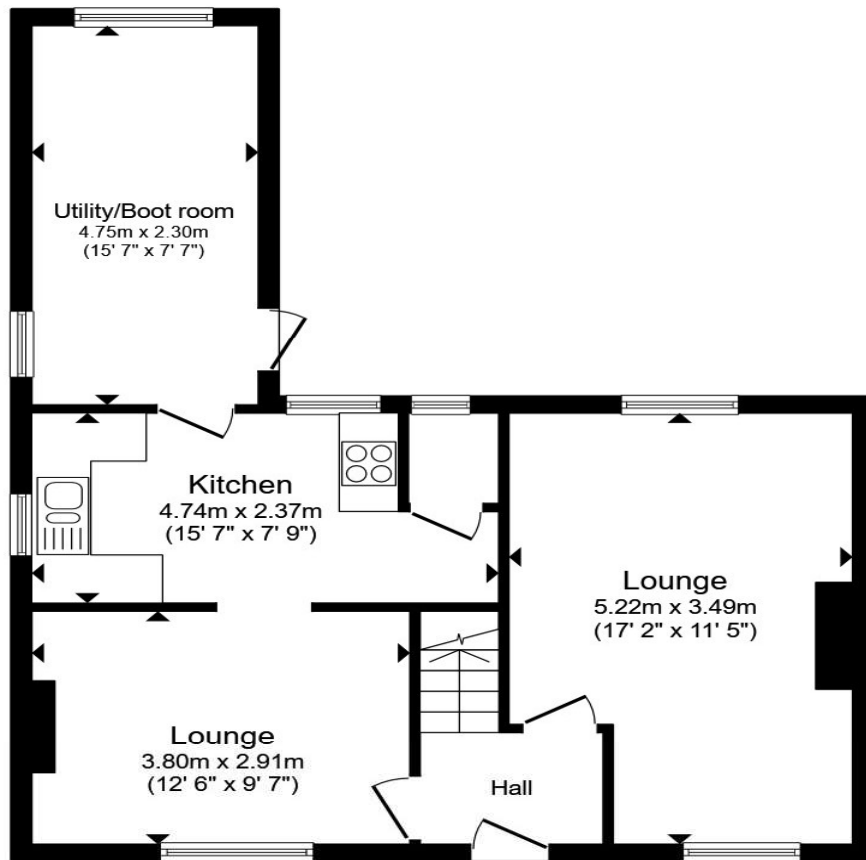
**Rear Garden**

The rear garden is set in two parts with a patio, gravel and lawned area, fully enclosed leading to the driveway with the LPG tank. Beyond that is a further section fully laid to lawn, providing a very generous space.

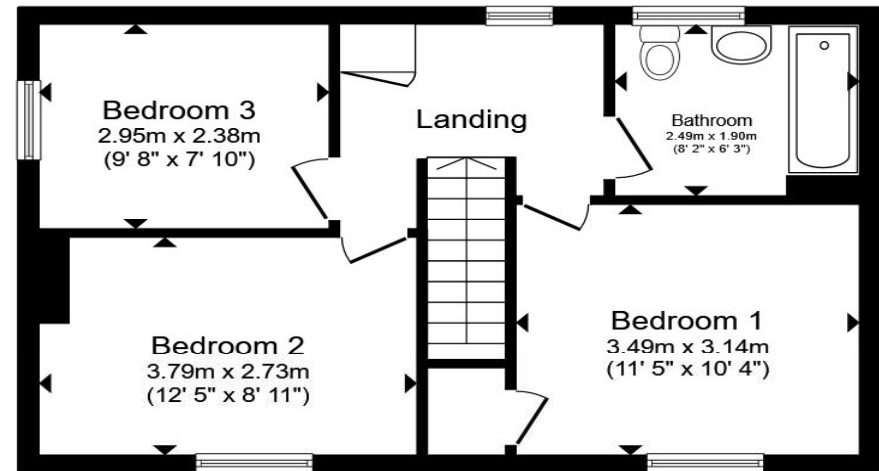


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**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Mill Lane, South Clifton Newark

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY/BOOT ROOM
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK106244 - 0006

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