

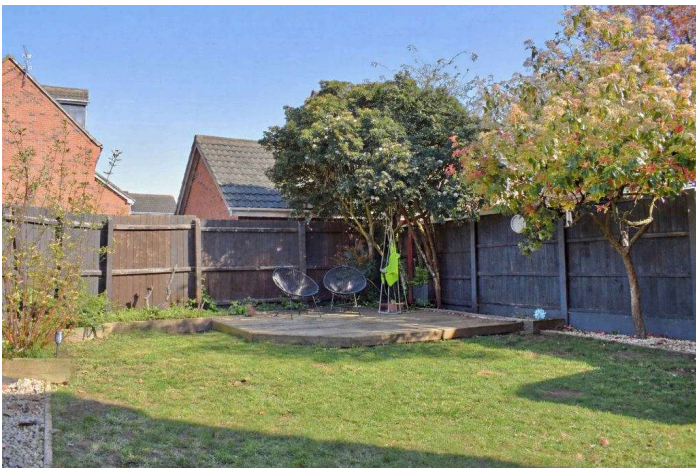
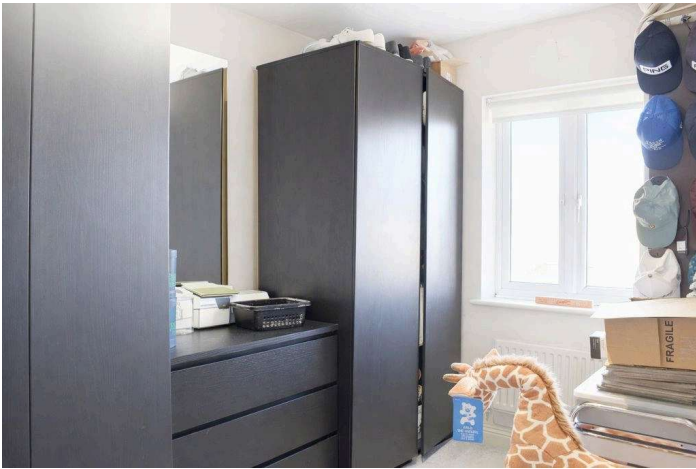
## Stirling Drive, Coddington NG24 2TB



**GUIDE PRICE £200,000 to £210,000.** A three bedroom link detached family home situated in this highly sought after location. In addition to the three bedrooms, the property has an excellent sized lounge/diner, fitted kitchen, ground floor cloakroom and first floor shower room. The property has off road parking, a single garage and gardens to the front and rear. Double glazing and gas central heating are installed. Viewing is very strongly recommended.

**Guide Price £200,000 to £210,000**





## **Situation and Amenities**

The sought after village of Coddington is located approximately three miles to the east of Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. There is also a community centre offering a choice of meeting room or main hall that are hired out for functions including Parties and a variety of social classes including Badminton, Youth Groups and Exercise Groups to name a few.

## **Accommodation**

Upon entering the front door, this leads into:

### **Entrance Hallway**

The spacious entrance hallway has a dogleg staircase rising to the first floor, and beneath this is a useful storage cupboard. The hallway provides access to the cloakroom, the lounge/diner and kitchen, and has recessed ceiling spotlights, wood laminate flooring and a radiator.

### **Ground Floor Cloakroom**

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has the same flooring that flows through from the hallway, a recessed ceiling spotlight and a radiator.

### **Lounge/Diner 17' 10" x 12' 11" (5.43m x 3.93m) (at widest points)**

This excellent sized and well proportioned reception room has a window to the rear elevation, and glazed doors leading out to the patio and garden beyond. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has the same wood laminate flooring, cornice to the ceiling, recessed ceiling spotlights and two radiators.

### **Kitchen 9' 3" x 7' 11" (2.82m x 2.41m)**

Having a window to the side elevation and a half glazed door leading out to the side of the property. The kitchen is fitted with an excellent range of contemporary base and wall units with roll top work surfaces and matching splash backs. There is a circular stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen has the same wood laminate flooring and recessed ceiling spotlights. The central heating boiler is located here.

### **First Floor Landing**

The dogleg staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the shower room. The landing has a ceiling light point. Access to the loft space is obtained from here.

### **Bedroom One 11' 2" x 9' 11" (3.40m x 3.02m)**

An excellent sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### **Bedroom Two 9' 4" x 8' 4" (2.84m x 2.54m)**

A double bedroom with a window to the side elevation, a ceiling light point and a radiator.

### **Bedroom Three 9' 3" x 6' 6" (2.82m x 1.98m)**

A good sized single bedroom with a window to the rear elevation, a ceiling light point and a radiator. The room is currently utilised as a dressing room but would serve equally well as a home office/study if required.

### **Shower Room 6' 9" x 5' 9" (2.06m x 1.75m)**

The shower room has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower and curved shower screen. There is a pedestal wash hand basin and WC. The room is complemented with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is a shaver socket, an extractor fan and a heated towel rail.

## **Outside**

To the front of the property is a small lawned garden and a footpath leading to the front door. Adjacent to this is a shared driveway that runs down the side of the property to the off road parking and garage. Gated access leads into the rear garden.

### **Rear Garden**

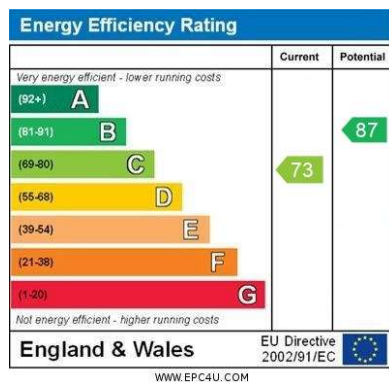
The rear garden is fully enclosed and laid primarily to lawn edged with raised borders. There is a patio area situated adjacent to the rear of the house, and located to the foot of the garden is a raised timber deck, both of these provide ideal outdoor seating and entertaining spaces.

### **Single Garage 18' 8" x 8' 4" (5.69m x 2.54m)**

The single garage is located in a block of three and to the front is off road parking. The garage has an up and over door and is equipped with both power and lighting.

## **Council Tax**

The property is in Band C.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

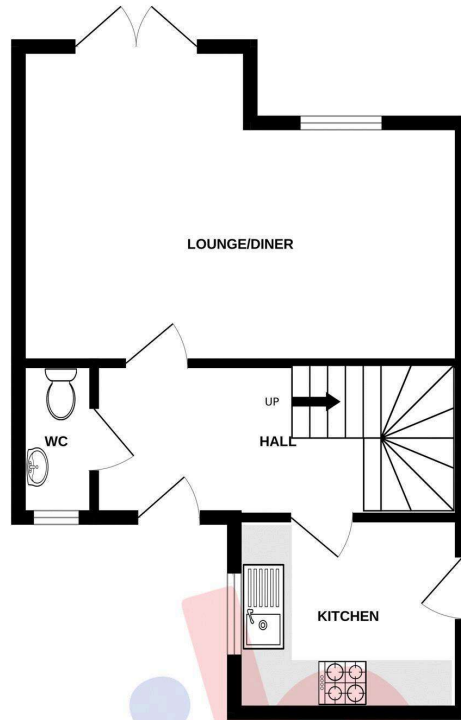
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

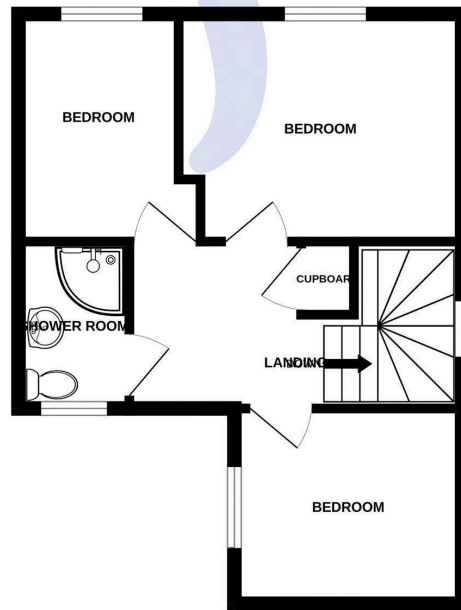
### Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007475 08 April 2026

GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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