



8 Roewood Lane

Winkburn, NG22 8PH



Book a Viewing

£350,000

Immaculate Three Bedroom Semi Detached Country Cottage, beautifully extended and upgraded to an exceptional standard, occupying a delightful position within the sought after rural hamlet of Winkburn, conveniently placed for Southwell's excellent amenities and schooling. This charming home blends period character with high quality contemporary finishes, offering stylish and versatile accommodation ready for immediate occupation. The property benefits from oil fired central heating, including partial underfloor heating and traditional radiators, together with replacement sealed unit double glazing throughout. The accommodation briefly comprises: Entrance Hall, Utility, Shower Room, Lounge, Open Plan Dining Kitchen and a spacious Lower Level Breakfast Area and Family Room. To the First Floor are Three well proportioned Bedrooms, together with a Family Bathroom. Outside, the property enjoys pleasant lawn gardens and the benefit of a single garage. Offered for sale with immediate vacant possession, early viewing is highly recommended to appreciate the quality and charm of this delightful country home.





SERVICES

Electricity and water services available. There is a private sewerage treatment plant, meeting all current regulations owned and managed by the Winkburn Estate. Oil central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

The opportunity to purchase a property in Winkburn is rare indeed with Roewood Lane commanding splendid views. Lying just off the A617 the property is ideally located for commuting to the surrounding centres of Nottingham, South well, Newark and Mansfield. It is also well placed for travelling further a field with the A1 to the east and M1 to the west. Newark has a mainline railway station which allows access to Kings Cross in approx. 1 hour 20 mins.



ACCOMMODATION

ENTRANCE HALL

A double glazed panelled entrance door gives access to the entrance hall, under stairs storage and door off to the lounge.

LOUNGE

15' 10" x 12' (4.83m x 3.66m) With double glazed box window to the front elevation, wall lights and cast iron wood burner with flagstone hearth and brick inset.

UTILITY ROOM

9' 4" x 5' (2.84m x 1.52m) With boiler cupboard housing a Grant oil fired central heating boiler and cylinder with double glazed window, plumbing for appliances and work surface over.

SHOWER ROOM/WC

4' 5" x 5' (1.35m x 1.52m) Comprising of a corner shower cubicle, pedestal wash hand basin, low level WC, heated towel rail and mosaic tiled splash back.

KITCHEN/DINING ROOM

9' 2" x 17' 4" (2.79m x 5.28m) With double glazed windows to the front and rear aspects, stairs off to the first floor landing. High end bespoke Shaker style kitchen with a range of appliances including Neff oven and combi-oven, integrated Neff 60/40 fridge freezer, Neff inset hob with extractor over, Neff integrated dishwasher, fossilised granite work surfaces with 1½ bowl Franke Belfast sink and polished steel mixed tap, wall lights, ample wall and floor mounted cupboards and drawers. This room leads directly on to the breakfast area.

BREAKFAST AREA

6' 3" x 8' 3" (1.91m x 2.51m) With double glazed window to the side aspect and oak staircase which leads to the family room.

FAMILY ROOM

16' 3" x 12' (4.95m x 3.66m) With vaulted ceiling, sealed unit double glazed French doors to the rear garden and further double glazed window to the side aspect.

FIRST FLOOR LANDING

With access to roof space and radiator.

BEDROOM 1

13' 10" x 10' 8" (4.22m x 3.25m) With double glazed window to the front aspect, radiator with space for wardrobe/dressing area.

BEDROOM 2

11' 2" x 6' 5" (3.4m x 1.96m) With double glazed window to the side aspect and radiator.

BEDROOM 3

9' 2" x 8' 7" (2.79m x 2.62m) With double glazed window to the side aspect and radiator.





FAMILY BATHROOM

6' 4" x 8' Max (1.93m x 2.44m Max) Comprising of panelled bath with mixer shower tap, mosaic splash tiled surround, low level WC, pedestal wash hand basin, double glazed window to the rear aspect and heated towel rail.

OUTSIDE

There is a driveway for numerous vehicles, totally enclosed front lawned garden, side lighting and side oil tank. The driveway leads to a single detached garage and a flagstone pathway leading to the rear lawned garden.

GARAGE

With an up-and-over door, light and power.

NOTE

It must be noted that the construction of a pair of semi detached houses are to be built to the rear of the property.



WEBSITE

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Stir & Butterfield, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridgeway, McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWIP, Callum Tymon and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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Mundys Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Finance and Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

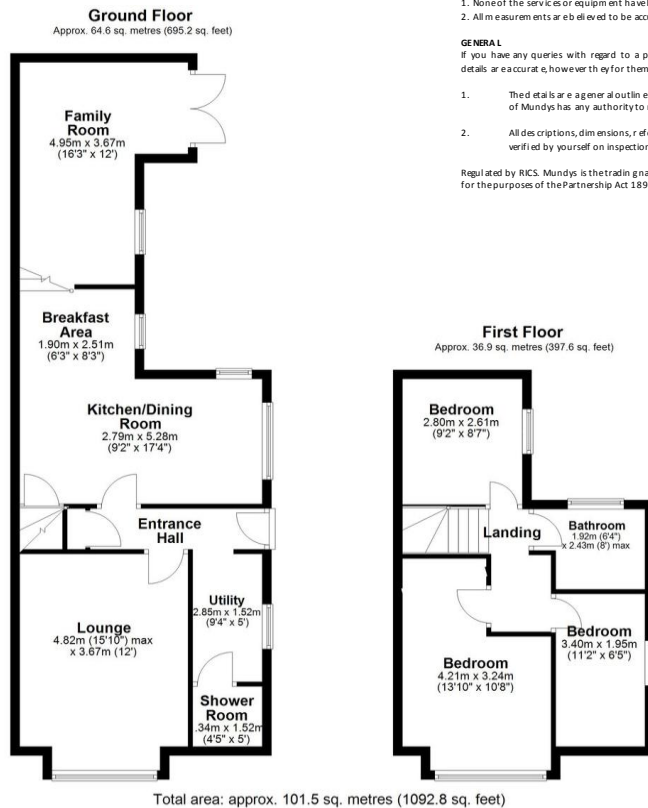
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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