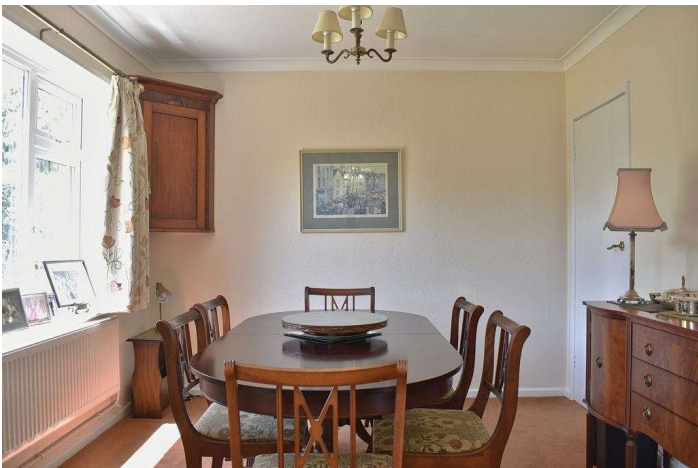


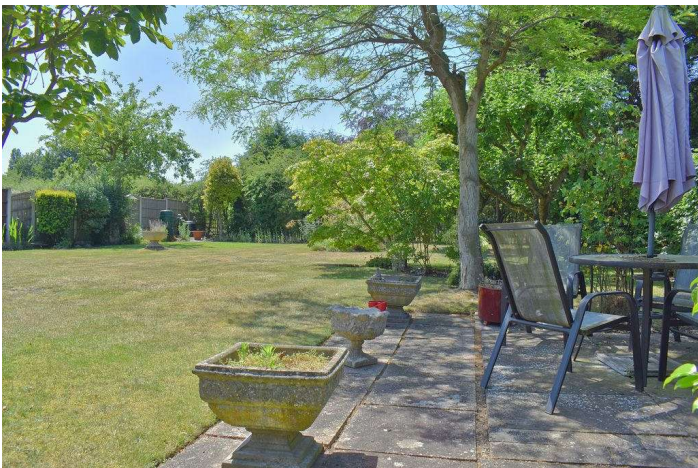
Treetops, The Spinney, Winthorpe



GUIDE PRICE £325,000 to £335,000. An excellent sized three bedroom detached family home situated in a quiet cul-de-sac within this popular village and available for purchase with NO CHAIN. In addition to the three double bedrooms, there are two reception rooms, a galley kitchen, ground floor cloakroom and first floor bathroom. The property sits on an excellent plot, the south west facing rear garden is of a fabulous size and enjoys a high degree of privacy. The driveway provides off road parking and there is also a garage. Double glazing and gas central heating are installed.

Guide Price £325,000 to £335,000





Situation and Amenities

The very popular village of Winthorpe lies around 4 miles from the market town of Newark on Trent with its fast rail link to London Kings Cross (approximately 80 minutes). Newark has an excellent range of shops and facilities whilst also having excellent commuting north and south via the A1. There are good rail and road links to Lincoln and Nottingham. Winthorpe village itself has a thriving local community, and amenities including a very well respected primary school and a community centre.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the cloakroom, lounge and kitchen. The hallway has a useful storage cupboard, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has a high level opaque window to the front elevation and is fitted with a WC and wash hand basin. There is a ceiling light point.

Lounge 19' 11" x 11' 5" (6.07m x 3.48m) (at widest points)

This superb reception room has a large picture window to the rear elevation providing fabulous views across the large garden. A door leads out to the patio and garden beyond, and sliding doors lead into the dining room. The focal point of the lounge is the fireplace with living flame gas fire inset. The room also has cornice to the ceiling, two ceiling light points and a radiator.

Dining Room 10' 0" x 9' 11" (3.05m x 3.02m)

This second reception room has a window to the rear elevation also proving views of the garden, and a door into the kitchen giving a nice flow to the ground floor accommodation. The dining room has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 15' 5" x 7' 10" (4.70m x 2.39m) (at widest points)

This galley style kitchen has a bow shaped window to the front elevation and is fitted with a range of base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl sink, space for a free standing gas cooker, and space and plumbing for a dishwasher. The kitchen also has two useful built-in storage cupboards, cornice to the ceiling and a ceiling light point. From here doors lead into the walk-in pantry and the utility room.

Utility Room

The utility room has a half glazed door leading out to the side of the property, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The central heating boiler is located here.

First Floor Landing

The staircase rises from the entrance hallway to the spacious first floor landing which has a window to the front elevation and doors into the three double bedrooms and the bathroom. The landing has a large and useful storage cupboard, a ceiling light point and a radiator.

Bedroom One 16' 4" x 9' 11" (4.97m x 3.02m) (excluding wardrobes)

A fabulous sized double bedroom with a window to the rear elevation, twin fitted double wardrobes, cornice to the ceiling, two ceiling light points and a radiator.

Bedroom Two 10' 7" x 10' 0" (3.22m x 3.05m) (plus door recess)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator. Access to the roof space is obtained from here.

Bedroom Three 9' 9" x 9' 7" (2.97m x 2.92m) (plus door recess)

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

Bathroom 7' 11" x 6' 9" (2.41m x 2.06m)

The bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, cornice to the ceiling, a ceiling light point and a heated towel rail.

Outside

Treetops stands on a magnificent plot and to the front is a sizeable lawned garden edged with borders containing a variety of mature shrubs and plants. There is a driveway providing off road parking for at least two vehicles and in turn leads to the garage. Gated access down the side leads to the rear garden.

Rear Garden

The south west facing rear garden is of a fabulous size and enjoys a high degree of privacy. The garden is laid primarily to lawn edged with borders containing a number of mature shrubs, plants and trees. Also within the rear garden are two distinctive patio areas.

Garage 16' 4" x 8' 6" (4.97m x 2.59m)

The garage has an up and over door to the front elevation, and a personnel door and window to the rear. The garage is equipped with both power and lighting.

Council Tax

The property is in Band E.

AGENT'S NOTE

Please note the sale of this property is subject to probate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

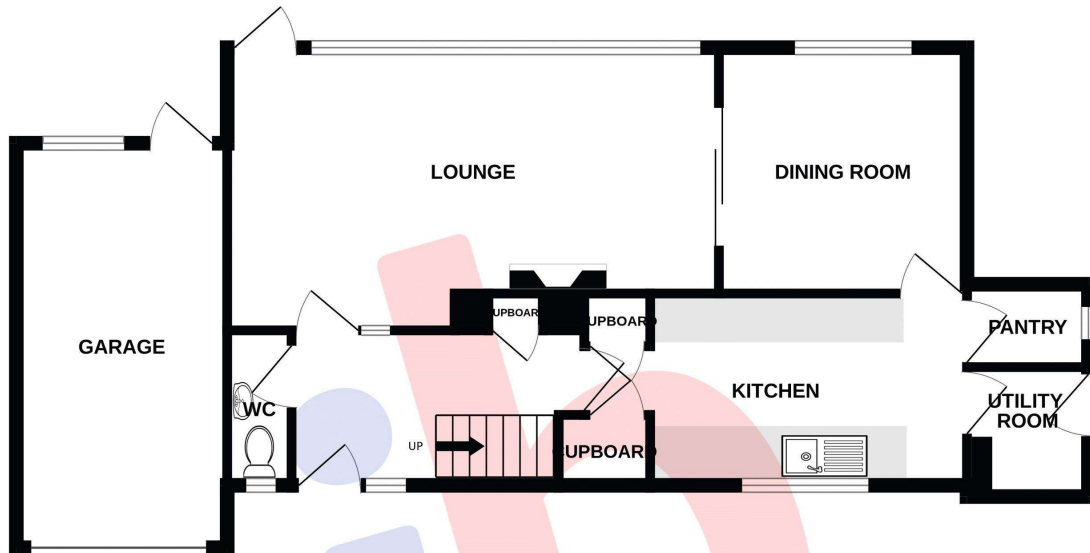
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

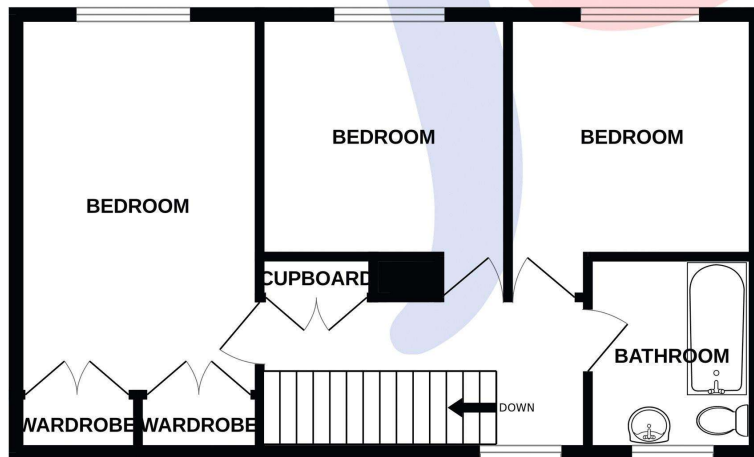
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007772 15 October 2026



GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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