



Henton Close, Coddington

Guide Price £230,000

 **NEWTON FALLOWELL**

Henton Close

Coddington, Newark

GUIDE PRICE £230,000 to £240,000 - MARKETED WITH NO

CHAIN Benefiting from beautiful views across Thorpe Oaks Playing Field, this modern detached home enjoys a quiet cul-de-sac location in the ever popular village of Coddington with a range of local amenities close to hand, including great school catchment, and offers easy access on to the A1 as well as Newark town centre.

The property's accommodation comprises to the ground floor: entrance hallway, WC, spacious dual aspect lounge with sliding doors to the rear garden, dual aspect dining kitchen with four ring gas hob and electric oven, and access to the utility room. The first floor has a family bathroom, and three well-proportioned bedrooms, two of which having fitted storage and the main bedroom also having an ensuite shower room.

Outside, the property is approached vehicularly from the rear with a detached garage and driveway providing off street parking. The rear garden is predominantly laid to lawn with a paved seating area and is partly walled enclosed with some mature hedging to borders. Other features of this home include gas central heating, and UPVC double glazing with additional secondary glazing to majority of windows.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Coddington

The village of Coddington lies East of Newark and provides excellent transport links including easy access to the A1 and with Newark's Northgate East Coast mainline train station being just 2.5 miles away. The village benefits from a popular primary school 'Coddington C of E Primary', a Community Centre and two public houses.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

5' 10" x 5' 9" (1.78m x 1.75m)

Ground Floor WC

5' 2" x 3' 7" (1.58m x 1.09m)

Lounge

17' 0" x 10' 3" (5.18m x 3.12m)

Dining Kitchen

17' 0" x 9' 9" (5.18m x 2.97m)

maximum measurements

Utility Room

5' 10" x 5' 9" (1.78m x 1.75m)

maximum measurements

First Floor Landing

Bedroom One

13' 6" x 10' 10" (4.12m x 3.30m)

maximum measurements

Ensuite Shower Room

6' 0" x 4' 11" (1.83m x 1.50m)

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m)

Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m)

Bathroom

7' 2" x 6' 1" (2.18m x 1.85m)



Agent's Note - Windows

The property has UPVC double glazing with additional secondary glazing to majority of windows.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 906 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

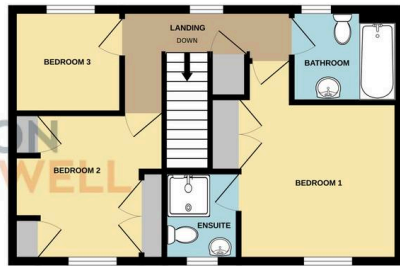
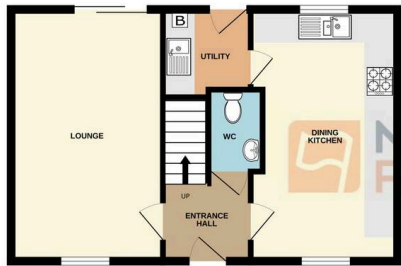
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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