Green Gables Vicarage Lane, North Muskham, Newark, NG23 6DU

Asking Price £335,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-presented and generously proportioned 4 bedroom detached bungalow occupying a superb position on the edge of the village, standing within a mature and private plot extending to approximately 0.306 acres. Green Gables offers versatile single-storey living with the added benefit of potential development opportunities, subject to the necessary planning permissions, making it an appealing proposition for a wide range of buyers.

The property is approached via a gated driveway providing ample off-road parking, leading to the bungalow which sits comfortably within its plot, enjoying a high degree of privacy and a pleasant open aspect.

Internally, the accommodation is both spacious and well maintained throughout. A welcoming entrance hall provides access to the principal rooms, with the layout offering flexibility for both family living and those seeking space to entertain.

There are two well-proportioned reception rooms, offering versatility for use as a sitting room, dining room or additional living space. The main living room enjoys views over the gardens and provides a comfortable setting for everyday living.

The dining kitchen is fitted with a range of modern units, offering ample storage and workspace, with space for dining and direct access to the garden. A separate utility room provides additional practicality and storage, ideal for busy households.

The bungalow offers four bedrooms, all of good size, with the principal bedroom benefiting from an ensuite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property truly excels. The plot extends to approximately 0.306 acres and features well maintained, secluded gardens that wrap around the property, providing a peaceful and private outdoor environment. The gardens are laid predominantly to lawn and enjoy open views across the surrounding countryside, creating a wonderful sense of space and tranquillity.

A block paved driveway provides ample off-road parking for several vehicles and is accessed via gates from the roadside. The enclosed plot is well defined by established hedgerows, with post and rail fencing to the rear boundary.

There is also a sectional concrete single garage, providing useful additional storage.

The size and positioning of the plot may also offer potential for further development or extension, subject to the necessary planning permissions, adding further appeal for those looking to enhance or reconfigure the existing accommodation.

The property benefits from oil-fired central heating and UPVC double glazing throughout.

Greengables represents a rare opportunity to acquire a substantial bungalow in a sought-after village setting, combining space, privacy and future potential.

North Muskham is a highly regarded Nottinghamshire village located just north of Newark-on-Trent, offering an attractive blend of rural charm and excellent accessibility. Positioned close to the A1 and A46, the village is ideally placed for commuters while retaining a peaceful, community-focused atmosphere.

The village is well served for its size, offering a range of everyday amenities including a popular riverside pub, the well-regarded muskham primary school rated good by Ofsted and a village hall which hosts a variety of local events. Nearby Newark provides a more extensive range of facilities, including supermarkets, independent shops, cafes, restaurants and leisure amenities.

North Muskham enjoys a strong sense of community, making it particularly appealing to families and those seeking a quieter pace of life. The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits, while the nearby River Trent adds to the village’s scenic appeal.

The village benefits from excellent transport links, with immediate access to the A1 and A46 providing convenient routes to Nottingham, Lincoln and beyond. Newark North Gate railway station is just a short drive away, offering fast rail connections to London King’s Cross in around 75 minutes.

The local primary school is well regarded, with further schooling options available in Newark, including both state and independent schools.

North Muskham offers the perfect balance between countryside living and connectivity. With its welcoming community, useful amenities and excellent transport links, it remains a consistently popular choice for buyers looking to enjoy village life without compromising on convenience.

This detached bungalow is likely to date from circa 1935 and is of non-standard construction, being a pre-fabricated timber framed Walton's bungalow. A modern rendered brick cavity extension under a flat roof was added to the rear, we believe, around the year 2000. The central heating system is oil fired and a new boiler was fitted circa 2022. The windows are uPVC double glazed. The living accommodation can be described in more detail as follows:

ENTRANCE HALL

5'10 x 6' (1.78m x 1.83m)
Composite double glazed front entrance door, uPVC double glazed window to side elevation, ceramic tiled floor, built in cupboard with folding doors.

BREAKFAST KITCHEN
16'7 x 11'3 (5.05m x 3.43m)

UPVC double glazed window to the rear, ceramic tiled floor covering, two radiators. Range of fitted Shaker design kitchen units comprising base cupboards and drawers with working surfaces over, inset stainless steel twin bowl sink and drainer. Tiling to splashbacks, eye level wall mounted cupboards including glazed display cabinet and corner shelving. Island breakfast bar, Rangemaster 110 cooking range with liquid propane gas fired hob, electric ovens, extractor over. There is space for a fridge freezer.

UTILITY ROOM
7'7 x 5'1 (2.31m x 1.55m)
Ceramic tiled floor covering, uPVC double glazed windows to the rear and side elevations. Plumbing for automatic washing machine, plumbing for dishwasher. Working surfaces, tall cupboards, wall mounted cupboards.

LIVING ROOM
22'3 x 10' (6.78m x 3.05m)
(plus 9'11 x 6')

A bright and airy room with uPVC double glazed windows to the front and side elevations with views of the surrounding countryside. Double panelled radiator, two single panelled radiators, open grate fireplace with pine surround and a stone effect hearth.

INNER HALLWAY
14'5 x 3'2 (4.39m x 0.97m)
Radiator, loft access hatch.

BEDROOM ONE
12' x 12' (3.66m x 3.66m)

Radiator, uPVC double glazed window to front elevation.

BEDROOM TWO
12' x 9'11 (3.66m x 3.02m)

UPVC double glazed window to front elevation, double panelled radiator, built in double wardrobe.

BEDROOM THREE
10' x 9'11 (3.05m x 3.02m)

Radiator, uPVC double glazed window to the side, built in double wardrobe.

FAMILY BATHROOM
9'10 x 5'11 (3.00m x 1.80m)

Modern white suite comprising low suite WC, wash hand basin, freestanding roll top bath on claw feet, wall mounted Mira Advance shower over. Fully tiled walls with mosaic border, non-slip flooring. Extractor fan, heated towel rail.

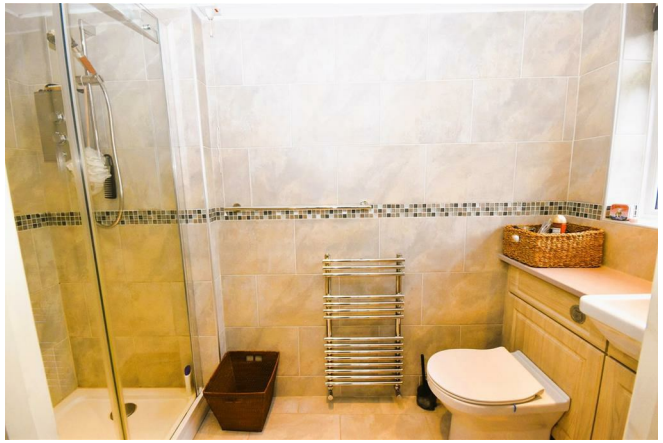
DINING ROOM
16'11 x 10'3 (5.16m x 3.12m)

Wooden double glazed French doors giving access to the rear garden and patio. Open views of the surrounding countryside, double panelled radiator.

BEDROOM FOUR
11'9 x 9'3 (3.58m x 2.82m)

UPVC double glazed window to the rear, radiator.

EN-SUITE SHOWER ROOM
9'4 x 4'3 (2.84m x 1.30m)



UPVC double glazed window to the side, extractor fan, ceramic tiled floor covering. Chrome heated towel radiator, fully tiled walls, loft access hatch. Refitted modern suite comprising low suite WC, wash hand basin with vanity cupboards under, modern shower with glass door, electric Mirena Decor shower over.

OUTSIDE

The plot extends to 0.306 acres or thereabouts. This mature and secluded plot offers a good degree of privacy. To the front there is gated access with a wooden field gate opening to a block paved driveway providing off road car parking for several vehicles. There are hedgerows to the boundaries, a variety of mature trees and the front gardens are laid to lawn. The gardens extend along the west side of the bungalow and connect to the rear where there is a large expanse of lawn leading to the rear boundary where there are hedgerows and a wooden post and rail fence and views of the surrounding countryside. The rear garden is planted with established trees and shrubs. There is a paved patio terrace with a timber framed canopy over.

SINGLE GARAGE
A concrete sectional garage with up and over door proving useful storage.

TENURE
The property is freehold.

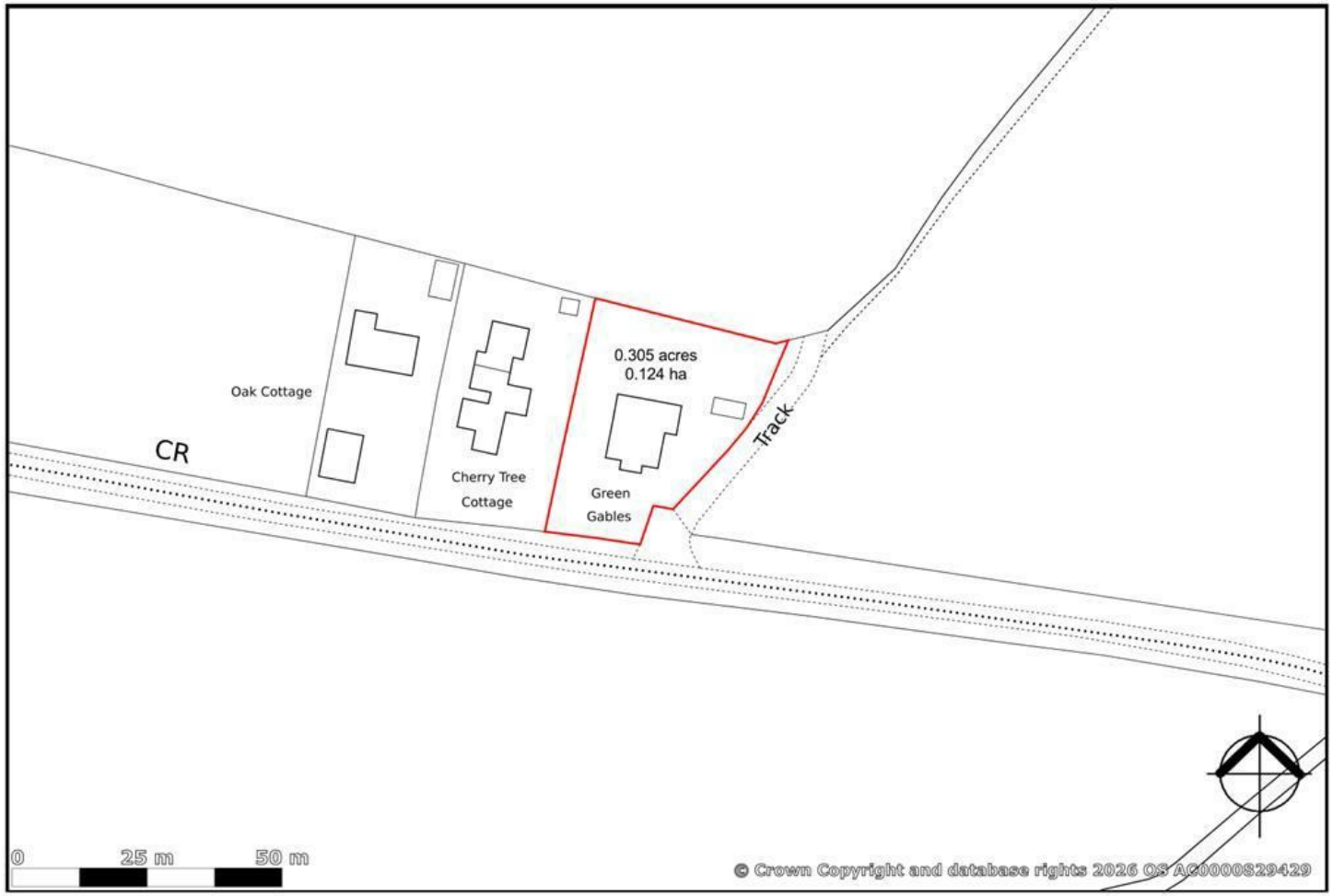
SERVICES
Mains water and electricity are all connected to the property. Drainage is by means of three septic tanks. The central heating system is oil fired. There is no mains gas available in North Muskham. The gas hob, on the Rangemaster cooking range, is supplied by a liquid propane gas bottle.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band D.

Green Gables, Vicarage Lane, North Muskham, Newark, NG23 6DU



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Plotted Scale - 1:1,250

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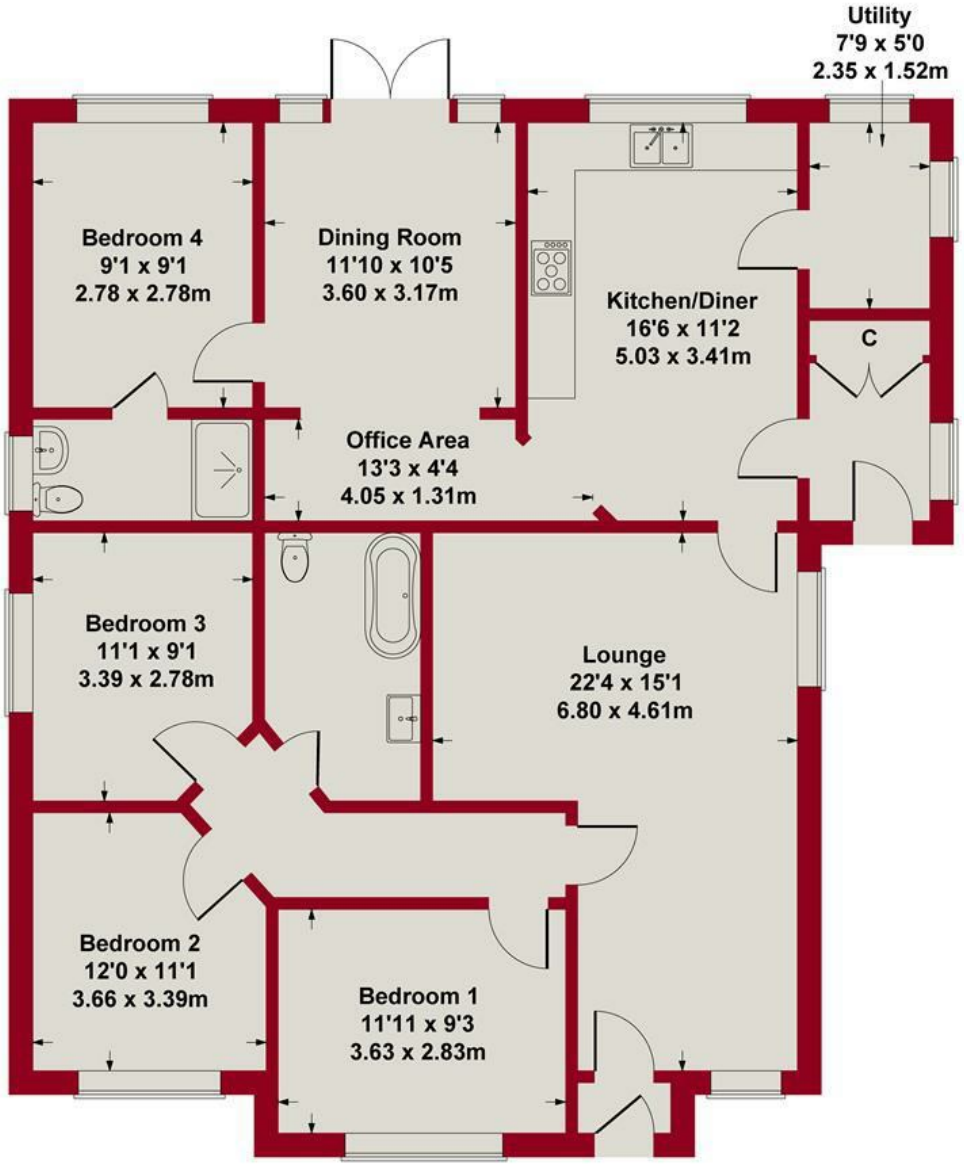

GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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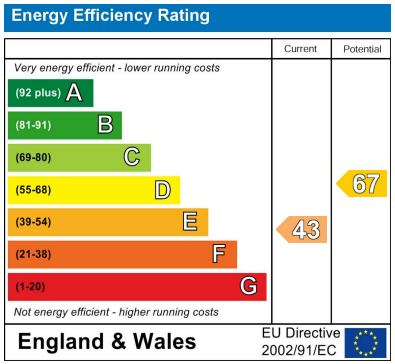

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The Property Ombudsman

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