



1 KINGSHAUGH FARM COTTAGE, EAST MARKHAM
GUIDE PRICE £550,000 TO £575,000

BROWN & CO

1 KINGSHAUGH FARM COTTAGE, LINCOLN ROAD, EAST MARKHAM, NEWARK, NG22 0SR

DESCRIPTION

A substantial, detached three double bedroom family home set on a generous established plot and also provides off road parking and a detached double garage with office above. The property still offers scope for extensions, subject to statutory planning consents, and provides a good degree of privacy. Catchment area for Tuxford Academy.

LOCATION

1 Kingshaugh Farm Cottage is located to the south of the popular village of East Markham which provides good access via the A57 to Lincoln and Retford with the former providing city status with cathedral and major shopping outlets. Retford town centre is approximately 15 minutes' drive to the north with local shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh intercity link. There are schools for all age groups accessible and the A57 links to the A1 at Markham Moor which in turn links to the wider motorway network. The property is surrounded by countryside and fields.

DIRECTIONS

What3words:///harvest.sleep.costly

ACCOMMODATION

Double glazed UPVC French doors with matching side light windows into **RECEPTION HALL 13'9" x 10'9" (4.23m x 3.33m)** with side aspect double glazed window. Moulded skirtings, recessed lighting, slight sunken ceiling with LED lighting to the trim. Square doorway to

VESTIBULE front aspect double glazed window, stairs to first floor.

LIVING ROOM 23'2" x 15'3" (7.07m x 4.66m) dual aspect with double glazed picture window to the front and double glazed French doors leading to the rear garden. Feature ornate fireplace

with marble effect hearth and matching insert. Space for electric fire. Ornate cornicing and ceiling roses.



INNER LOBBY with shelved storage cupboard. Quarry tiled flooring. Door and step up to

WC rear aspect obscure double glazed window. Low level wc. Quarry tiled flooring.

UTILITY ROOM 10'9" x 9'2" (3.32m x 2.81m) rear aspect double glazed French doors with matching double glazed windows. A good range of dark wood coloured base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Floor standing oil fired central heating boiler, ample working surfaces, flagged stone flooring, part tiled walls, recessed lighting.

BREAKFAST KITCHEN 18'3" x 10'8" (5.58m x 3.28m) dual aspect double glazed windows to side and rear. Double glazed French doors leading into the garden. A good range of oak coloured base and wall mounted cupboard and drawer units incorporating some glazed display cupboards, space for Rangemaster cooker with ornate surround. Sink drainer unit with mixer tap, integrated dishwasher, ample marble effect working surfaces, space for large fridge freezer, quarry tiled flooring, recessed lighting.



SNUG 18'7" x 11'9" (5.70m x 3.63m) two double glazed windows to the front and one to the side. Period skirtings, recessed lighting, wall light points, TV point, rustic brick fireplace with oak mantle and wood burner on slabbed hearth.



FIRST FLOOR

GALLERY STYLE LANDING front aspect double glazed window. Ideal for office home working space. Ornate dado rail, access to roof void.

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MASTER BEDROOM 18'6" x 10'7" (5.68m x 3.27m) two double glazed windows to the rear and one to the side. Victorian style fireplace with marble effect hearth. Ceiling rose, wall light points, TV point, double doors to



EN SUITE BATHROOM 10'7" x 9'9" (3.27m x 3.02m) rear aspect double glazed window. Feature double jacuzzi style bath with mixer tap, mains fed shower over with raindrop shower head. Column support with lighting. Pedestal hand basin with mixer tap, low level wc with concealed cistern. Ceramic tiled flooring, tiled walls, wall mounted mirror. Double doors into



DRESSING ROOM shelved area. Additional wardrobes with mirror fronted sliding doors and ample hanging and shelving space. Additional access to roof void.

BEDROOM TWO 10'10" x 8'7" (3.34m x 2.64m) front aspect double glazed window with views to the garden and fields across. Built-in wardrobe with bi-fold doors, TV and telephone point.

BEDROOM THREE 11'0" x 8'7" (3.38m x 2.65m) front aspect double glazed window with views to the garden and fields across. TV point.

SHOWER ROOM 8'5" x 8'0" (2.58m x 2.45m) rear aspect double glazed window. Large walk-in shower with glazed screen, mains fed shower with raindrop shower head. Display niche, pedestal hand basin with mixer tap, low level wc, part tiled walls, recessed lighting. Extractor.

DRESSING ROOM 8'7" x 5'5" (2.64m x 1.69m) with front aspect double glazed window with views to the fields to the front. Full length range of built-in



OUTSIDE

From Lincoln Road is access via an unmade road to the driveway for Kingshaugh Farm Cottages which is block paved and provides parking for numerous vehicles. The front garden is established and is mainly lawned with attractive shrub, flower beds and borders and high hedging to the front and side.

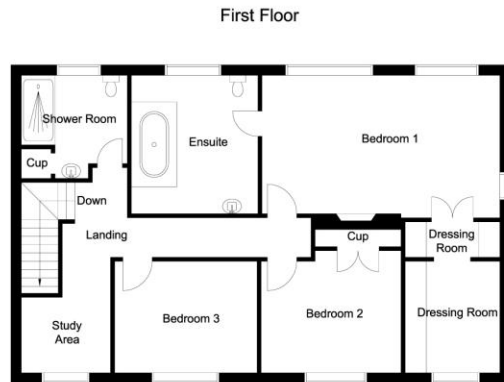
Brick retained wall leading to the lawns, a good sized paved patio going across the front of the property with eternal lighting. From the driveway is access to the brick built **DETACHED DOUBLE GARAGE 19'2" x 17'0" (5.86m X 5.20m)** and **WORKSHOP** with twin electrically operated roller doors and attic space above. **OFFICE** with double glazed windows, power and light. **Garden Potting Shed** to the rear.

The rear garden offers a good degree of privacy and is well stock and established with additional patio accessible from the rear of the garage. There is a retained wall separating the drive from the rear garden. A good area of lawn, external lighting and water supply. Large full width paved patio with step down to the lawned area which sides on to the river.

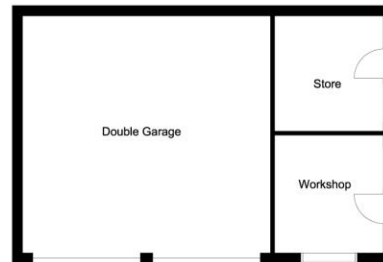
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
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CP Property Services @2026



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