



£425,000 Freehold

OLD FARM POTTER LANE | WELLOW | NEWARK | NG22 0EB

**BuckleyBrown**  
ESTATE AGENTS

SPACIOUS FAMILY HOME IN WELLOW!!!!...Nestled in the highly desirable village of Wellow, this versatile family home offers generous living accommodation across multiple levels, perfectly suited to modern family life. Wellow is known for its peaceful, rural charm while still being conveniently close to Newark, Retford, and key transport links.

The ground floor features a welcoming hall leading to a lounge and dining room, both with carpeted flooring, and large side-facing windows. The kitchen is fitted with ample storage, integrated oven, electric hob with extractor fan, a hand wash basin, and access to outside. A three-piece shower room, study, and a light-filled conservatory with French doors provide additional living and utility spaces. A studio offers flexible accommodation with French doors to the garden and direct access to the garage.

On the first floor, four bedrooms, including one with storage cupboards, are served by a four-piece family bathroom with bath, overhead shower, vanity basin, bidet, and additional storage. On the second floor is an addition room, located in the loft.

A cellar offers practical storage below the ground floor, and the garage, located at the end of the driveway, is accessible from both the studio and driveway.

The rear garden features a neatly maintained lawn and generous patio, ideal for entertaining or outdoor dining, while the front provides a driveway with space for three vehicles.

This home combines flexible family living with practical and stylish spaces in a sought-after location, offering the perfect balance of comfort and convenience. Early viewing is highly recommended.





**Hall**  
Additional storage and access to;

**Lounge 11'11" x 14'0"**  
Carpeted flooring, feature fireplace, central heating radiator and a large side-facing window.

**Dining Room 11'11" x 14'0"**  
Carpeted flooring, central heating radiator and a large side-facing window.

**Kitchen 9'10" x 13'11"**  
Carpeted flooring, ample storage cupboards with work surfaces above, integrated oven, hand wash basin, electric hob with extractor fan, large side window and access to the outside.

**Shower Room 6'8" x 4'5"**  
Three-piece suite with carpeted flooring, tiled walls, low flush toilet, hand wash basin, walk-in shower, central heating radiator and a window to the side of the property.

**Study 9'10" x 7'6"**  
Carpeted flooring, central heating radiator and a window to the side of the property.

**Conservatory 8'6" x 27'1"**  
Tiled flooring, Belfast sink, utility space with plumbing for appliances and plenty of windows with French doors providing access to the outside.

**Studio 17'1" x 8'5"**  
Offering additional space with French doors, as well as a separate door providing access to the outside and direct entry to the garage.

**Hall**  
With access to;

**Bedroom One 12'0" x 13'11"**  
Carpeted flooring, central heating radiator and a generous window overlooking the side of the property.

**Bedroom Two 11'11" x 14'0"**  
Carpeted flooring, additional storage cupboards, central heating radiator and a generous window overlooking the side of the property.

**Landing**  
With access to;

**Bedroom Three 9'10" x 7'5"**  
Carpeted flooring, central heating radiator and a window overlooking the rear of the property.

**Bedroom Four 6'9" x 7'5"**  
Carpeted flooring, fitted with office utilities, central heating radiator and a window overlooking the side of the property.

**Bathroom 9'10" x 7'9"**  
Four-piece suite with carpeted flooring, tiled walls, hand wash basin vanity, low flush toilet, bidet, bath with overhead shower, additional storage area and a window to the side of the property.

**Loft 8'9" x 13'11"**  
An additional room, located on the second floor.

**Cellar 10'2" x 7'6"**  
This cellar, situated below the ground floor, offers a practical space for extra storage.

**Garage 12'1" x 17'11"**  
Located at the end of the driveway, this space offers additional storage and can be accessed both from the driveway and the studio room.

**Outside**  
At the rear, you'll find a neatly kept lawn and a generous patio, perfect for entertaining or outdoor dining. The front offers a driveway with space for three cars.





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 room 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 basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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