



## Strete Bank, Kirklington Road

Eakring, NG22 0DA



Book a Viewing

**£280,000**

Well appointed Semi Detached House situated in a private setting which has been lovingly maintained by the present owner. Accommodation includes, Entrance Hall, Lounge, Breakfast Room, Conservatory, Kitchen, Utility Room, First floor, Three Bedrooms and Bathroom. Outside, large front lawn garden with driveway and turning area, rear enclosed landscaped garden with seating area and a patio area, home office and storage room. We highly recommend an early viewing to fully appreciate this delightful home.





**SERVICES**

Electric, water and drainage mains services available. Oil central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Eakring is a sought-after conservation village, perfectly positioned for the bustling market towns of Southwell and Newark. This village boasts a picturesque parish church (St. Andrew's), a village hall, and the delightful Daffodil Tearoom, creating a strong sense of community. Surrounded by stunning countryside, Eakring offers easy access to an array of outdoor attractions, including Rufford Abbey Country Park, Rufford Golf Club, Clumber Park, and Sherwood Pines-perfect for walking, cycling, and outdoor enthusiasts.





## ACCOMMODATION

### ENTRANCE HALL

Having UPVC door with glazed panelled inset, external front light, gives access to the entrance hall. With stairs off to the first floor landing, under stairs storage cupboard, double glazed window to the front elevation and radiator.

### LOUNGE

17' 10" x 10' 10" (5.44m x 3.3m) With double glazed window to the front elevation, double glazed double doors to the rear seating area and rear garden, radiator and wood burner with slate hearth (fitted approximately 10 years ago).

### BREAKFAST AREA

8' 6" x 8' 10" (2.59m x 2.69m) With radiator, tiled floor, breakfast bar and double glazed double doors to the conservatory.

### CONSERVATORY

12' 6" x 8' 8" (3.81m x 2.64m) With a brick base, double glazed windows to both sides, double glazed double doors to the rear garden and tiled floor.

### KITCHEN

9' x 7' 9" (2.74m x 2.36m) With a double glazed window to the front elevation, fitted with a range of wall and floor mounted units, cupboards and drawers, worksurface with stainless steel single drainer sink unit, splash tiled surround, electric oven and grill, electric hob with extractor over, integrated dishwasher, tiled floor, opening to side hall with double glazed door to the side elevation, double glazed window to the rear elevation and door off to the utility room.

### UTILITY ROOM

4' 11" x 4' 9" (1.5m x 1.45m) Double glazed window to the rear, plumbing for washing machine, wall mounted central heating boiler, coat hooks and boot/shoe storage.

### FIRST FLOOR LANDING

With airing cupboard/linen store with emersion and shelving, double glazed window to the rear elevation and access to the roof space.

### BEDROOM 1

12' x 11' 10" (3.66m x 3.61m) With double glazed windows to the front and side elevations, radiator and wood flooring.

### BEDROOM 2

8' 9" x 12' 9" (2.67m x 3.89m) With double glazed window to the front elevation, radiator and wood flooring.

### BEDROOM 3

9' 1" x 7' (2.77m x 2.13m) With double glazed window to the rear elevation, recessed wardrobe, radiator and wood flooring.





#### BATHROOM

5' 11" x 7' 3" (1.8m x 2.21 m) Comprising of a bath with shower over, rail and curtain, wash hand basin, slash tiled surround, heated towel rail and double glazed window to the rear elevation.

#### SEPARATE WC

With low level WC and double glazed window to the rear elevation.

#### OUTSIDE

#### FRONT

A concrete and gravel driveway leads to the front of the property, turning area, the front garden is mainly lawned with flower/shrub beds and borders, mature trees.

#### SIDE

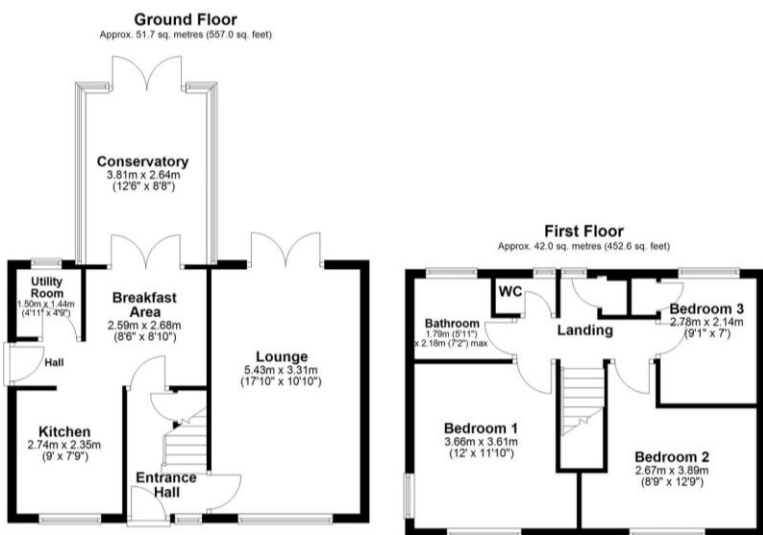
Gated side access leads to the rear enclosed and private garden, side oil tank, side lighting and side storage area.

#### REAR

The rear landscaped gardens offers a private seating area with flower/shrub borders.

#### OFFICE AND STORE ROOM

Accessed through double glazed double doors, light and power, further side storage room with light and power and separate consumer unit.



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

Strete Bank, Kirklington Road, Eakring

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#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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