36 Coneygrey Spinney, Flintham, Newark,
NG23 5LN

£259,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

36 Coney Grey Spinney is a well-presented and modernised three bedroom semi-detached family home offering spacious and versatile accommodation in this popular village setting.

The property provides an excellent arrangement of ground floor living space, including an entrance hall, lounge, open plan kitchen and dining room, a conservatory with French doors opening to the garden, a useful utility room, a ground floor WC fitted with a Sani-flow system, and a garden room with French doors to the enclosed rear garden. The garden room offers valuable flexibility and may be used as a fourth bedroom, a home office or an additional reception room depending on requirements.

On the first floor there are two double bedrooms together with a well appointed shower room. The second floor provides a further bedroom formed within a roof conversion, complete with its own en-suite WC, creating a private upper-floor bedroom arrangement suitable for older children, guests or home working.

Outside, the property stands behind a front garden with a driveway providing off-street parking for two cars. The rear gardens are enclosed and include a small lawn and patio terraces, offering a pleasant and manageable outdoor space.

Flintham is located approximately 7 miles south of Newark and accessed by a junction off the A46 dual carriageway. The village has amenities including Flintham Primary School which is rated good by Ofsted in a report from December 2022. Flintham community shop stocking items such as basic groceries including bread from a traditional bakery, wine, beer, cakes and sweets. The Boot & Shoe Inn, a delightful village pub also serving food. The community also runs the Flintham Museum which is a further local attraction. Public footpaths and country lanes connect to the beautiful surrounding countryside and neighbouring villages, ideal for those who enjoy walking and cycling. Newark, Bingham and Nottingham are within commuting distance. Further amenities can be found at nearby Newark which include local supermarkets, including Waitrose, Asda, Morrisons, Lidl and Aldi.

Additionally, there is a recently opened M&S Foodhall on a new retail park just outside the town centre.

The house was built in the 1950s by the RAF and is constructed of brick under a tiled roof. The conservatory extension is UPVC double glazed, the windows throughout are UPVC double glazed, and the central heating is gas fired.

The living accommodation is described in more detail as follows.

GROUND FLOOR

ENTRANCE PORCH
UPVC double glazed front entrance door, ceramic tiled floor, tiling to walls. Leading to entrance hall

ENTRANCE HALL
6'9 x 3'10 (2.06m x 1.17m)
Wooden front entrance door, part tiled walls, radiator, reclaimed wood block flooring, uPVC double glazed front window and staircase to first floor with cupboard under.

LOUNGE
14'11 x 11'10 (4.55m x 3.61m)

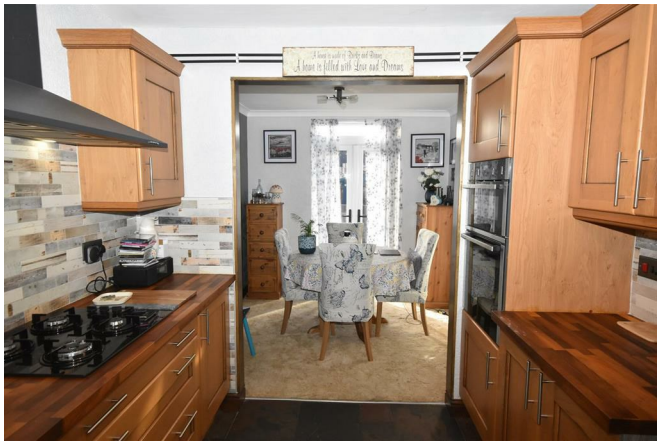
Part tiled walls, reclaimed wood block flooring, fireplace with cast iron fire surround housing a wood burning stove, radiator, uPVC sliding patio doors leading to conservatory.

CONSERVATORY
12'10 x 8'10 (3.91m x 2.69m)

A uPVC double glazed conservatory built on a brick base with a replacement insulated roof with composite tiled roof covering. Ceramic tiled floor and uPVC double glazed French doors giving access to the rear garden.

KITCHEN
11'3 x 9'11 (3.43m x 3.02m)

Oak fronted kitchen units comprise base cupboards and drawers with solid wood working surfaces above with inset ceramic sink and drainer and mixer tap. Quality tiling to splashbacks, eye level wall mounted cupboards. Integral appliances include electric double oven, NEFF gas hob with extractor over and fridge freezer. Ceramic slate affect tiled floor, open plan to dining room.



DINING ROOM
8'9 x 8'9 (2.67m x 2.67m)
Radiator, coved ceiling, uPVC double glazed French doors to the rear giving access to the garden.

UTILITY ROOM
9'8 x 4'11 (2.95m x 1.50m)
(plus 4'10 x 2'10)

There are part tiled walls, ceramic tiled floor covering, uPVC double glazed side entrance door and uPVC double glazed window to the front elevation. Fitted units include base cupboards with working surfaces over and an inset ceramic sink and drainer, plumbing and space for washing machine, eye level wall mounted cupboards and built in fridge/freezer.

WC
With wash hand basin and Saniflo system servicing the low suite WC.

GARDEN ROOM/ BEDROOM FOUR/ STUDY
10'3 x 7'11 (3.12m x 2.41m)

Radiator, uPVC double glazed French doors to the rear.

FIRST FLOOR

LANDING
Built in cupboard housing the gas fired central heating combination boiler, staircase to second floor, bedroom in the roof conversion, uPVC double glazed obscure glass window in the stair well.

BEDROOM ONE
14'5 x 10'10 (4.39m x 3.30m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM TWO
11'4 x 9'9 (3.45m x 2.97m)

UPVC double glazed window to the rear elevation, built in double wardrobe, useful store cupboard under stairs.

SHOWER ROOM
5'11 x 7'2 (1.80m x 2.18m)

Ideal Standard wash hand basin, white suite low suite WC, double shower cubicle with glass screen, walk in low tray, flipper door. Wall mounted electric shower over, tiled walls, heated towel rail.

SECOND FLOOR

LANDING
Staircase from the first floor landing gives access to the bedroom in the roof conversion. Compliant self-closing fire door, Velux roof light.

BEDROOM THREE
15'6 x 10'6 (4.72m x 3.20m)

(narrowing to 4'2)

This roof conversion makes a superb double bedroom with two uPVC double glazed windows to the rear, built in storage cupboards, access doors giving access to eaves storage space. Two fitted single wardrobes, two chests of drawers.

EN-SUITE WC
4'9 x 3'10 (1.45m x 1.17m)
Velux roof light, white suite comprising Vitra wash hand basin with tiling to splashbacks, vanity cupboard under with gloss white doors, low suite WC, Manrose extractor fan, radiator, ceramic tiled floor covering.

OUTSIDE

The property occupies a good sized plot and is set back behind a pleasant front garden and driveway. A block paved forecourt gives access to a gravelled driveway with parking for two cars. There is a wooden fence with centre opening gates which part divide the frontage, block paved forecourt leading to the front door. Borders planted with shrubs. Integral store with uPVC double glazed entrance door. The pleasant front garden is laid to lawn and planted with a mature fir tree. Timber constructed bin store is located at the front of the plot. A wrought iron gate gives access to a concrete pathway leading alongside the house to an enclosed an private rear garden with close boarded wooden fences to the boundaries. The garden is laid out with patio terraces and a small area of lawn, timber built summer house with deck patio terrace, useful block built outbuilding with corrugated roof and power and light connected. Shepherd's hut.

TENURE
The property is freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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

Ground Floor

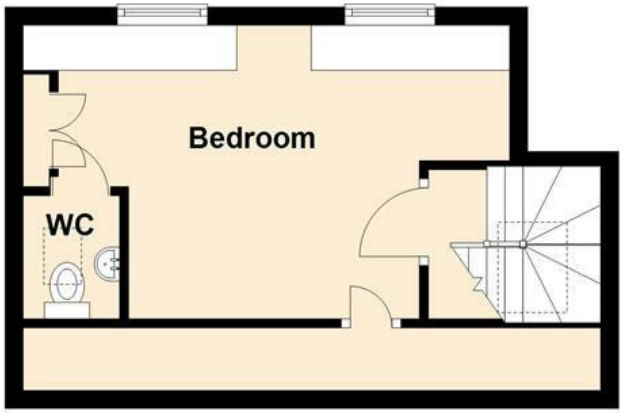
Approx. 67.0 sq. metres (721.4 sq. feet)

First Floor

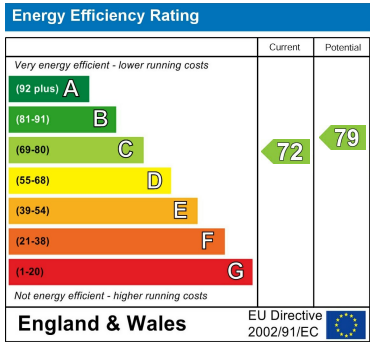
Approx. 39.9 sq. metres (429.2 sq. feet)

Second Floor

Approx. 24.3 sq. metres (261.1 sq. feet)



Total area: approx. 131.1 sq. metres (1411.7 sq. feet)



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