



PANTILES, EAST MARKHAM

£249,950

PANTILES, CROSSWAYS, EAST MARKHAM, NEWARK, NG22 0SF

DESCRIPTION

Pantiles is a flexible family home benefitting from three first floor bedrooms with potential for ground floor fourth bedroom. The property has two reception rooms to the ground floor together with the modern dining kitchen.

Set within generous grounds, having a detached single garage and workshop, together with ample off road parking. The gardens lie to the front, side and rear.

LOCATION

Located in the popular village of East Markham, the village itself has local amenities of public house, junior school and an active local community. The village is within the catchment area of Tuxford where secondary education is available at the Tuxford Academy.

The market town of Retford is a short car journey away where further facilities are available.

Communication links are excellent with the A1M being available at nearby Markham Moor, Retford and Newark to the south have mainline railway stations on the London to Edinburgh Intercity Link and air travel is feasible from Doncaster Sheffield and Nottingham East Midlands.

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leaving Retford southbound on the A638 at the Markham Moor intersection with the A1 take the first exit left sign posted Lincoln A57. Proceed up the hill and at the crossroads turn right into East Markham. At the village crossroads turn left onto High Street, turning right onto Plantation Road, left onto Plantation Avenue, turn right onto Crossways where the property will be located on the right hand side.

ACCOMMODATION

ENTRANCE PORCH fitted shelving, hardwood door into

ENTRANCE HALL radiator, stairs to first floor and under stair cupboard

LIVING ROOM 17'5" x 11'11" (5.32m x 3.63m) open fire having tiled hearth with stone surround, dual aspect windows to front and side, radiators



DINING ROOM 13'7" x 11'5" (4.14m x 3.48m) radiators, side aspect window, coving

GARDEN ROOM/POTENTIAL BEDROOM FOUR 12'6" x 9'6" (3.82m x 2.89m) laminate flooring, radiator, dual aspect windows

FAMILY BATHROOM three piece suite comprising bath with shower attachment over, low flush wc, pedestal wash basin, radiator, dual aspect windows to front and side, part tiled walls. In built store cupboards

DINING KITCHEN 16'9" x 12'1" (5.09m x 3.69m) having 1.5 sink unit set into worktops with a range of cupboards and drawers below and wall units over, laminate flooring, tiled splash backs, plumbing for washing machine and dryer, china display unit, rear

aspect window and external door. Heated towel rail



PANTRY with shelving

FIRST FLOOR

LANDING side aspect to window, access to roof space

BEDROOM ONE 15'9" x 8'2" (4.79m x 2.49m) measured to front of range of built in wardrobes, rear aspect window, radiator, airing cupboard, vanity wash basin, dressing table with fitted drawers

BEDROOM TWO 12'1" x 11'11" (3.67m x 3.62m) radiator, front aspect window, range of built in wardrobes and dresser unit

BEDROOM THREE 13'7" x 7'4" (4.14m x 2.23m) radiator, side aspect window

CLOAKROOM low flush wc, pedestal wash basin, radiator, Velux window

OUTSIDE

To the front of the property is a block paved driveway with ample off road parking leading to the **detached single garage 20'1" x 9'11" (6.12m x 3.03m)** with up and over door, window to the side and **workshop 16'4" x 14'6" (4.97m x 4.41m)** to the rear having sliding doors, concrete floor and rear aspect windows.

The gardens are well maintained and lie to the front, side and rear, mature conifers and trees to include silver birch.

A stone paved patio lies to the rear elevation together with a gravelled area and garden pond, well stocked borders and further mature trees which aid privacy.

A **garden store 8'9" x 5'11" (2.67m x 1.82m)** is provided with lighting, two further out buildings one housing the oil fired central heating boiler, gardener's wc

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band **D**.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

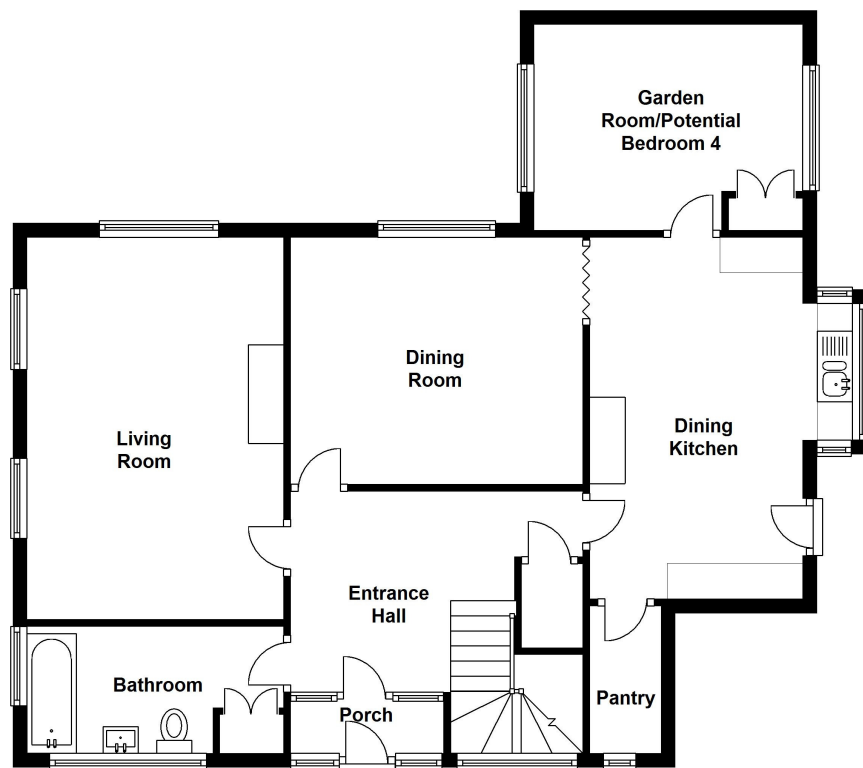
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in June 2015.

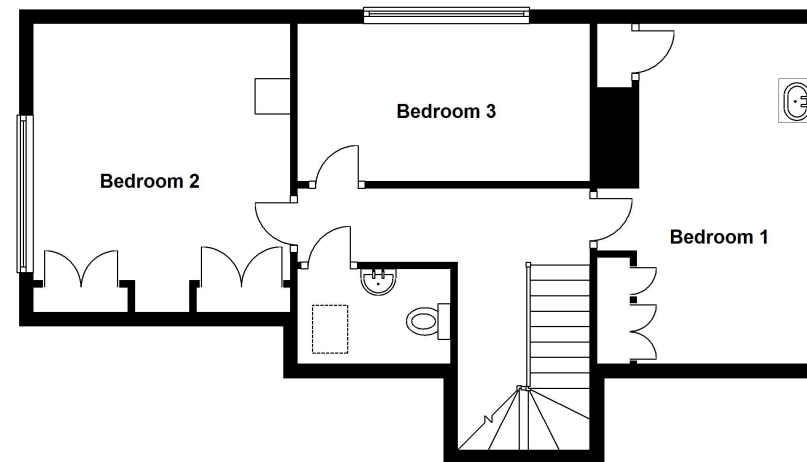


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor



First Floor



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