



Trent Close, North Muskham
Offers Over £375,000



Trent Close

North Muskham, Newark

MARKETED WITH NO CHAIN Occupying a delightful corner plot position within a quiet cul-de-sac, this magnificent EXTENDED detached bungalow has undergone a marvellous renovation over recent years and boasts a gorgeous landscaped plot measuring approximately 0.18 acre. The bungalow is conveniently located in the heart of the ever popular village of North Muskham, with a range of local amenities as well as beautiful river walks.

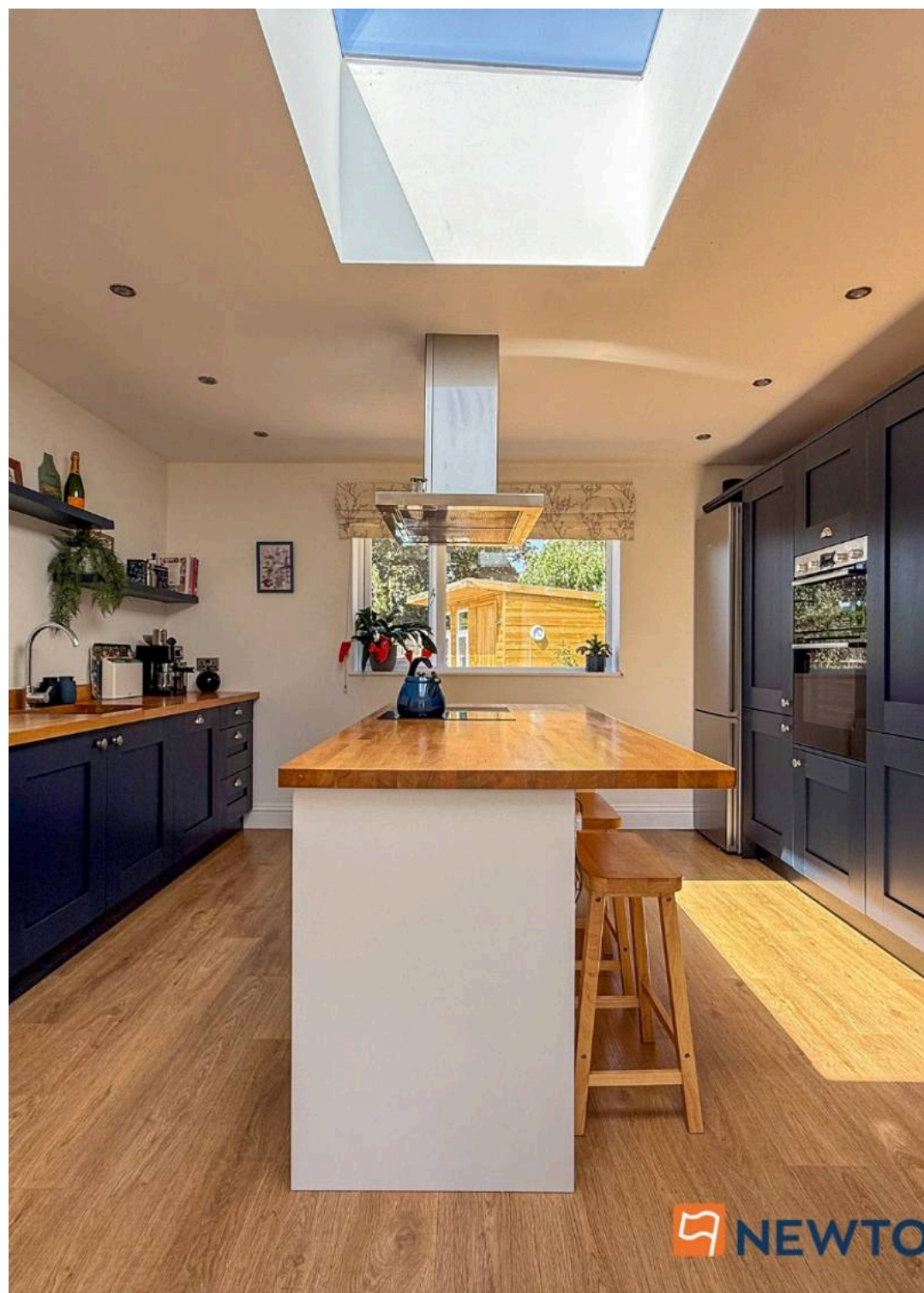
Representing a home ready to move straight into, the bungalow's accommodation comprises: entrance hallway with an inner hall providing cloakroom facilities and further storage, whilst giving access to a separate WC, beautiful three piece bathroom suite with useful utility cupboard which houses the central heating boiler and has plumbing for washing machine with shelving for storage, three bedrooms, spacious dual aspect lounge with feature open fire and the main hub of the home being the extended open plan living/dining kitchen space. This room provides a real wow factor, with it being triple aspect and having a gorgeous central lantern, flooding this room with light. French doors open to the rear garden and the kitchen houses a central island, and premium appliances to include a four ring induction hob, double electric oven and an integrated dishwasher.

Outside, this home is approached with a gated driveway which can provide tandem parking for numerous vehicles. Beyond the driveway, a gravelled area gives access to the oil tank and also the timber summer house which can be utilised for a variety of purposes. The main garden can be found to the east side of the bungalow and is predominantly laid to lawn with a variety of established shrubs/trees to borders, giving the garden a wonderful degree of privacy. The garden enjoys pedestrian access to a road which leads directly to the river path, as well as multiple entertaining areas to include a paved area from the French doors, and a superb wooden gazebo providing a covered seating area. Other features of the property include oil fired central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

22' 5" x 3' 1" (6.83m x 0.94m)
maximum measurements

Lounge

16' 1" x 11' 10" (4.90m x 3.61m)

Open Plan Living/Dining Kitchen

21' 9" x 13' 6" (6.63m x 4.12m)

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two

11' 11" x 8' 2" (3.63m x 2.49m)

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m)

Family Bathroom

10' 9" x 8' 11" (3.28m x 2.72m)
maximum measurements



Separate WC

6' 8" x 2' 3" (2.03m x 0.69m)

Summer House

10' 3" x 7' 5" (3.12m x 2.26m)

Agent's Note - Planning Permission

Please note that as part of the extension to the bungalow, further planning permission was also granted to the west side of the bungalow for a master bedroom and ensuite. For more information, please contact the office.





North Muskham

Lying just 4 miles north of the centre of Newark, with easy access points to the A1, North Muskham is a highly regarded and popular village, close to a scenic stretch of the River Trent with long walks and footpaths. Amenities include the Muskham Primary School, the Muskham Rural Community Centre, Village Hall, 12th century St Wilfrid's church and The Muskham Ferry Inn which serves food and real ale. Newark, Nottingham and Lincoln are within commuting distance. There are train services from Newark to London King's Cross, Leeds and Edinburgh.

Services

Oil fired central heating. Mains electricity, water and drainage are connected.



Square Footage

The square footage for this property is approximately 1,116 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



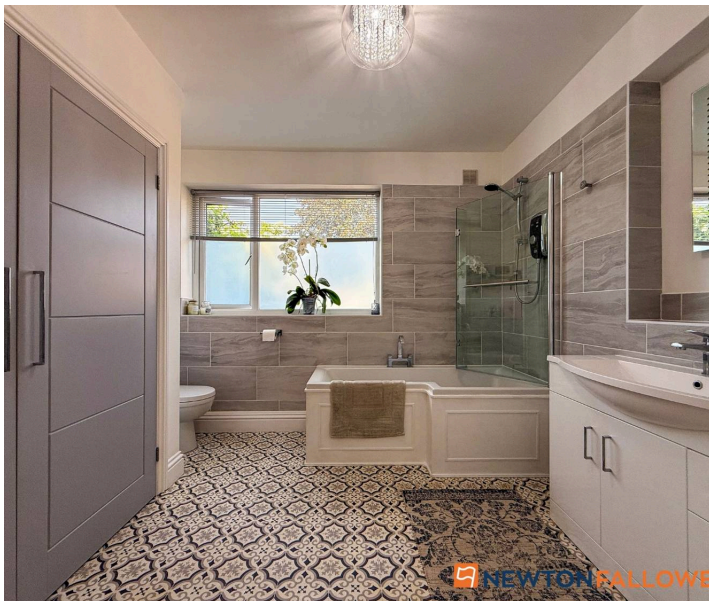


Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

 **NEWTON FALLOWELL**