

## Ross Close, Coddington NG24 2PY



A three bedroom end terrace property situated in this very quiet and popular residential location. In addition to the three bedrooms, the property has an excellent sized lounge, a dining kitchen, a utility room and first floor shower room. There is off road parking and a delightful south facing rear garden. The property is double glazed, has gas central heating, solar panels and an EV charging point. Available for purchase with NO CHAIN.

**£200,000**



## Situation and Amenities

The sought after village of Coddington is located approximately three miles to the east of Newark town centre and provides amenities including a church, public houses and a well respected sought after primary school. There is also a community centre offering a choice of meeting room or main hall that are hired out for functions including Parties and a variety of social classes including Badminton, Youth Groups and Exercise Groups to name a few.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Porch

The upvc entrance porch provides a useful storage area and from here a door leads into the hallway.

### Entrance Hallway

The hallway has the staircase rising to the first floor and doors providing access into the lounge and the dining kitchen. The hallway has a ceiling light point and a radiator.

### Lounge 17' 11" x 10' 3" (5.46m x 3.12m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations making it particularly bright and airy. The focal point of the lounge is the fireplace with electric fire inset. The room also has cornice to the ceiling, two ceiling light points and two radiators.

### Dining Kitchen 14' 3" x 11' 7" (4.34m x 3.53m)

This excellent sized kitchen has dual aspect windows to the rear and side elevations, and is fitted with a good range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and spaces for a freestanding electric cooker and fridge/freezer. In addition there is space and plumbing for a dishwasher. The kitchen is of sufficient size to accommodate a small dining table and has a ceiling light point and a radiator. A door leads through to the side passageway.

### Side Passageway

The side passageway is open to the rear and has a door to the front. The passageway provides access to the utility room and also to two useful outbuildings.

## Outbuildings

One outbuilding is fitted with a WC and wash hand basin. The second is ideal for storage.

### Utility Room 7' 6" x 5' 11" (2.28m x 1.80m)

This versatile utility room has a window to the front elevation, and space and plumbing for both a washing machine and tumble dryer. The central heating boiler is located here.

## First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms, the shower room and separate WC. The landing has a ceiling light point and a useful storage cupboard. Access to the loft space is obtained from the landing.

### Bedroom One 13' 8" x 12' 1" (4.16m x 3.68m) (including wardrobe recess)

An excellent sized double bedroom with a window to the front elevation, a large wardrobe recess, a ceiling light point and a radiator.

### Bedroom Two 11' 0" x 9' 9" (3.35m x 2.97m) (plus door recess)

A further very good sized double bedroom having dual aspect windows to the front and side elevations, cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Three 8' 0" x 7' 11" (2.44m x 2.41m) (plus wardrobe recess)

A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Shower Room 5' 8" x 5' 3" (1.73m x 1.60m)

The shower room has an opaque window to the rear elevation and is fitted with a walk-in shower cubicle with electric shower, and a vanity unit with wash hand basin inset and storage beneath. The room has part ceramic tiling to the walls, a ceiling light point and a heated towel rail.

## Separate WC

This room has an opaque window to the rear elevation, is fitted with a WC and has a ceiling light point.

## Outside

To the front of the property is a delightful and well maintained lawned garden edged with borders containing a variety of mature shrubs and plants. Adjacent to this is a block paved driveway which provides off road parking. From the driveway access is gained to the porch and the side passageway.

### **Rear Garden**

The south facing rear garden is of an excellent size, fully enclosed and laid primarily to lawn. There are a number of beds that contain mature shrubs and plants, and there is a patio area situated adjacent to the house which provides an ideal outdoor seating and entertaining space. Included within the sale is the timber garden shed (in need of repair).

### **Solar Panels**

The solar panels are leased via A Shade Greener LLP.

### **Council Tax**

The property is in Band A.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

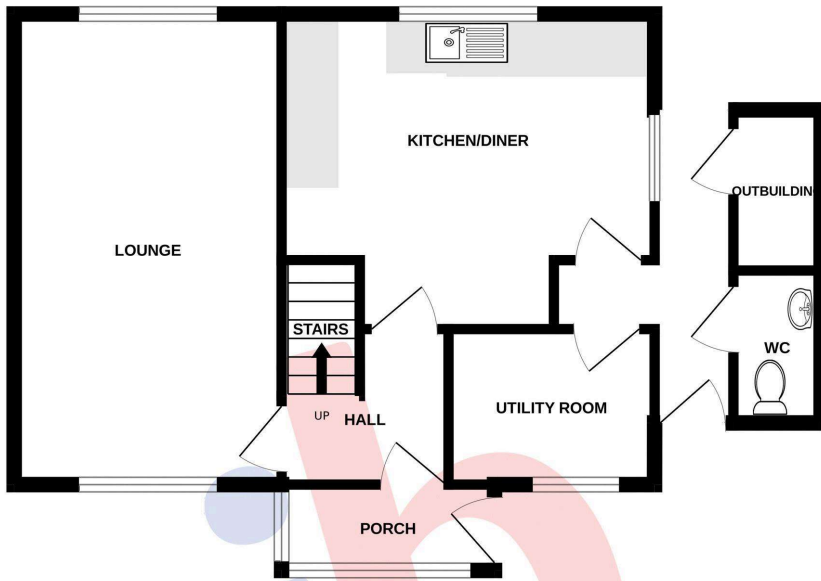
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

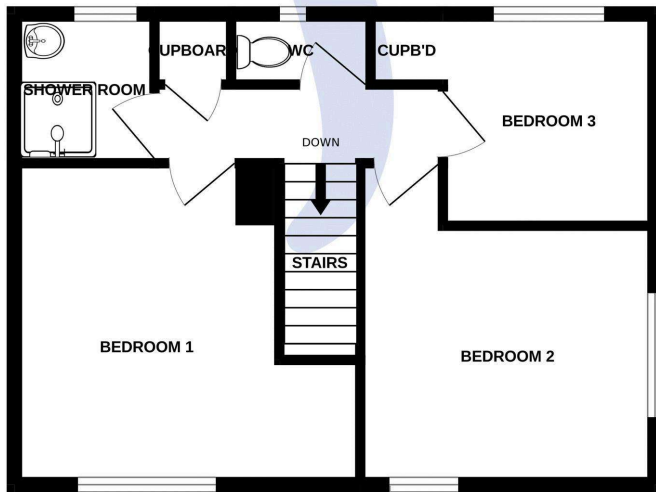
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007562 24 June 2026



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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