

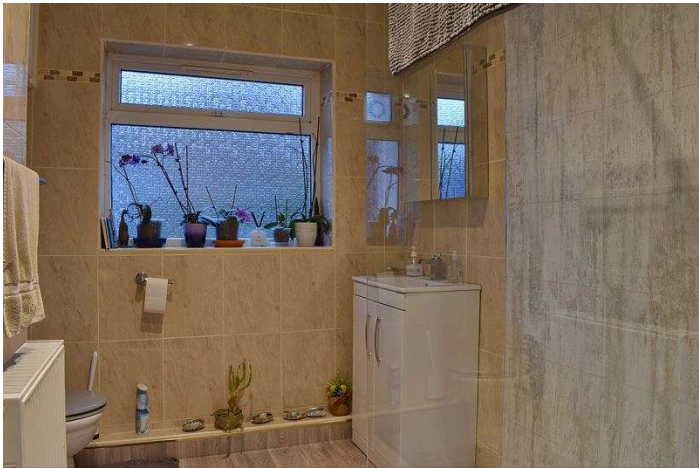
St Helier, North Muskham NG23 6HA



A well presented three double bedroom dormer style home situated at the head of a quiet cul-de-sac in this popular village location. The accommodation includes an excellent lounge, garden room, dining kitchen, bedroom and shower room on the ground floor, with two bedrooms and a further shower room on the first floor. There is ample off road parking, a garage and a delightful rear garden. The property is double glazed and has oil fired central heating. Early viewing is strongly recommended.

Offers Over £300,000







Situation and Amenities

North Muskham is a sought after village with an excellent primary school, pretty church and public house. The historic market town of Newark on Trent (around 5 miles south), boasts many amenities and a good selection of local shops and supermarkets including Waitrose, Marks & Spencer Food, Aldi, Asda and Morrisons. For the commuter the A46 to Nottingham and Lincoln, and the A1 for travel North and South is easily accessible. Newark North Gate Railway Station is on the East Coast mainline and regular trains to London Kings Cross take from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

Reception Hallway

The welcoming 'L' shaped reception hallway has the staircase rising to the first floor and beneath this is a useful storage space for coats and shoes etc. The hallway has wood laminate flooring, cornice to the ceiling, recessed ceiling spotlights and a radiator. The hallway provides access to the lounge, the garden room, dining kitchen, ground floor bedroom and shower room.

Lounge 22' 0" x 11' 0" (6.70m x 3.35m)

This excellent sized and well proportioned reception room has a large picture window to the front elevation. The focal point of the lounge is the fireplace with log burning stove inset. The room also has wood laminate flooring, cornice to the ceiling, two ceiling light points and a radiator.

Dining Kitchen 17' 7" x 12' 1" (5.36m x 3.68m) (at widest points)

This fabulous sized dining kitchen has dual aspect windows to the rear and side elevations, and a half glazed door leading out into the garden. The kitchen is fitted with an excellent range of base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, and an induction hob with extractor hood above. In addition there is space and plumbing for both a washing machine and dishwasher, and further space for a vertical fridge/freezer. The room is of sufficient size to comfortably accommodate a dining table, and has a small pantry cupboard, a ceramic tiled floor, three ceiling light points and a radiator.

Garden Room 11' 10" x 9' 5" (3.60m x 2.87m)

This superb additional reception room would serve equally well as a formal dining room, and has glazed French doors providing access to the garden. The room has light wood laminate flooring, a ceiling light point and a radiator.

Ground Floor Bedroom Three 10' 0" x 9' 6" (3.05m x 2.89m)

A double bedroom with a window to the side elevation, wood laminate flooring, a ceiling light point and a radiator.

Ground Floor Shower Room 8' 7" x 7' 11" (2.61m x 2.41m) (at widest points)

This very well appointed shower room has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with ceramic tiled walls and recessed ceiling spotlights. In addition there is an extractor fan and a radiator. The airing cupboard is located here.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has a skylight window to the rear elevation and doors into bedrooms one and two, and the shower room. The landing has two ceiling light points. Access to the roof space is obtained from here. There is also eaves storage located off the landing.

Bedroom One 12' 2" x 10' 3" (3.71m x 3.12m)

An excellent sized double bedroom with a window to the rear elevation, a large storage cupboard located within the eaves, a ceiling light point and a radiator.

Bedroom Two 11' 1" x 8' 4" (3.38m x 2.54m)

A further double bedroom having a window to the front elevation. The bedroom has a comprehensive suite of fitted wardrobes, further storage space within the eaves, a ceiling light point and a radiator.

First Floor Shower Room 6' 7" x 6' 2" (2.01m x 1.88m)

The well appointed first floor shower room has an opaque window to the front and is fitted with a walk-in shower cubicle with mains rainwater head shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is enhanced with ceramic floor and wall tiling, together with a comprehensive range of fitted storage cupboards. There is also an extractor fan and a heated towel rail.

Outside

St Helier stands on a delightful plot and to the front is a substantial gravel driveway providing off road parking for numerous vehicles, and edged with borders containing a variety of mature shrubs and plants. The driveway continues down the side of the house to the garage. Situated adjacent to the garage is a useful outbuilding which also houses the central heating boiler. Gated access leads to the rear.

Garage 20' 4" x 9' 5" (6.19m x 2.87m)

The garage has an up and over door to the front elevation, a window to the side and a personnel door to the rear leading into the garden. The garage is equipped with power and lighting.

Rear Garden

The rear garden is fully enclosed and comprises a shaped lawn edged with borders containing a wide range of mature shrubs, plants and trees. There is a substantial block paved patio situated adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space. The large timber summerhouse is included within the sale.

Council Tax

The property is in Band C.

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

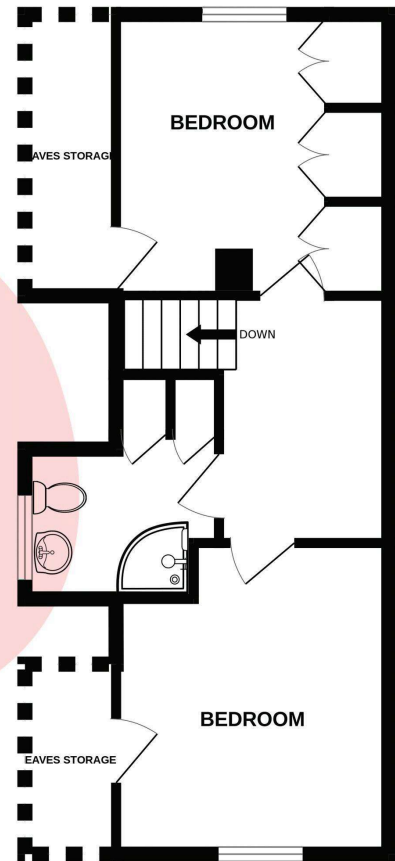
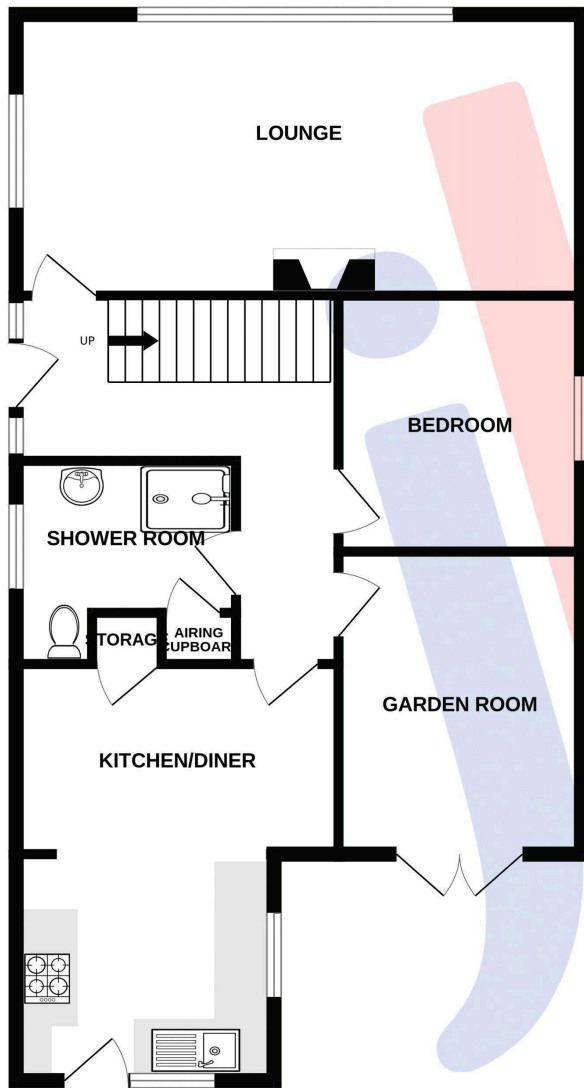
Possession/Tenure

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 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. 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. 00007618 06 February 2026

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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.
Made with Metropix ©2026