



Main Street, South Muskham



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Guide Price £425,000 to £450,000



## Key Features

- Extended Detached Family Home
- Versatile & Flexible Accommodation Including G/F Sleeping Arrangements.
- Four/Five Bedrooms and Home Office
- Ensuite, Bathroom & G/F Wet Room
- Three Reception Rooms
- Open Plan Living/Dining Kitchen
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





Offering versatile and spacious accommodation suiting a variety of needs, including those that may require annexe living or downstairs living and access to good local schools, this extended individual detached home is pleasantly positioned in the heart of the village of South Muskham which offers a local farm shop and a pub within walking distance. The property falls just a short drive away from the historic market town of Newark-on-Trent which offers easy access to the A1, A46, direct commuter trains to London, Nottingham and Lincoln and a regular bus route to Newark and Retford. Backing on to open countryside, this recently redecorated and insulated home also benefits from an air source heat pump, electric car charging point and sits on a plot measuring approximately 0.15 acre.

The property's accommodation comprises to the ground floor: inviting entrance hallway, quality wet room, lounge with French doors to the rear garden and an opening to a snug/music room, utility room, generous sitting room/bedroom five with a door through to a study/bedroom four. Additionally, to the ground floor an open plan living/dining kitchen stretches along the right side of the property, with the kitchen benefiting from a range of appliances that include a five-ring induction hob, double oven/grill, integrated fridge, dishwasher, bin store and useful corner storage units. The living area includes a delightful garden room with another set of French doors opening to the rear garden. To the first floor, this home enjoys a five-piece family bathroom suite, and three well-proportioned bedrooms, one of which having a superb ensuite shower room and walk in wardrobe, and another being dual aspect and having another walk in wardrobe.

Externally, the property is approached with a large, gravelled driveway that provides off street parking for multiple vehicles, with a hedged front boundary giving this home a real sense of privacy. The rear garden boasts a substantial paved entertaining area, great for those summer evenings, with the rest being predominantly laid to lawn. Other features of the property include UPVC double glazing. Viewing will be key to appreciate the size and flexibility of this delightful individual home.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 28'6" x 5'7" (8.7m x 1.7m)

majority measurements

Ground Floor Wet Room 4'11" x 3'3" (1.5m x 1m)

Study/Bedroom Four 10'3" x 7'9" (3.1m x 2.4m)

Sitting Room/Bedroom Five 16'0" x 11'11" (4.9m x 3.6m)

Lounge 14'7" x 9'11" (4.4m x 3m)

Snug/Music Room 9'5" x 7'10" (2.9m x 2.4m)

Utility Room 8'6" x 5'11" (2.6m x 1.8m)

Open Plan Living/Dining Kitchen:

Kitchen Area 11'10" x 11'5" (3.6m x 3.5m)

Dining Area 9'11" x 9'8" (3m x 2.9m)

Garden Room 12'6" x 8'1" (3.8m x 2.5m)

First Floor Landing

Bedroom One 12'1" x 11'11" (3.7m x 3.6m)

Ensuite Shower Room 6'0" x 3'10" (1.8m x 1.2m)

Bedroom Two 15'5" x 12'1" (4.7m x 3.7m)

maximum measurements

Bedroom Three 14'8" x 7'10" (4.5m x 2.4m)

Family Bathroom 11'4" x 7'10" (3.5m x 2.4m)

maximum measurements

#### Services

Heating by way of Air Source Heat Pump. Mains electricity, water and drainage are connected.

#### 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

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### Referrals

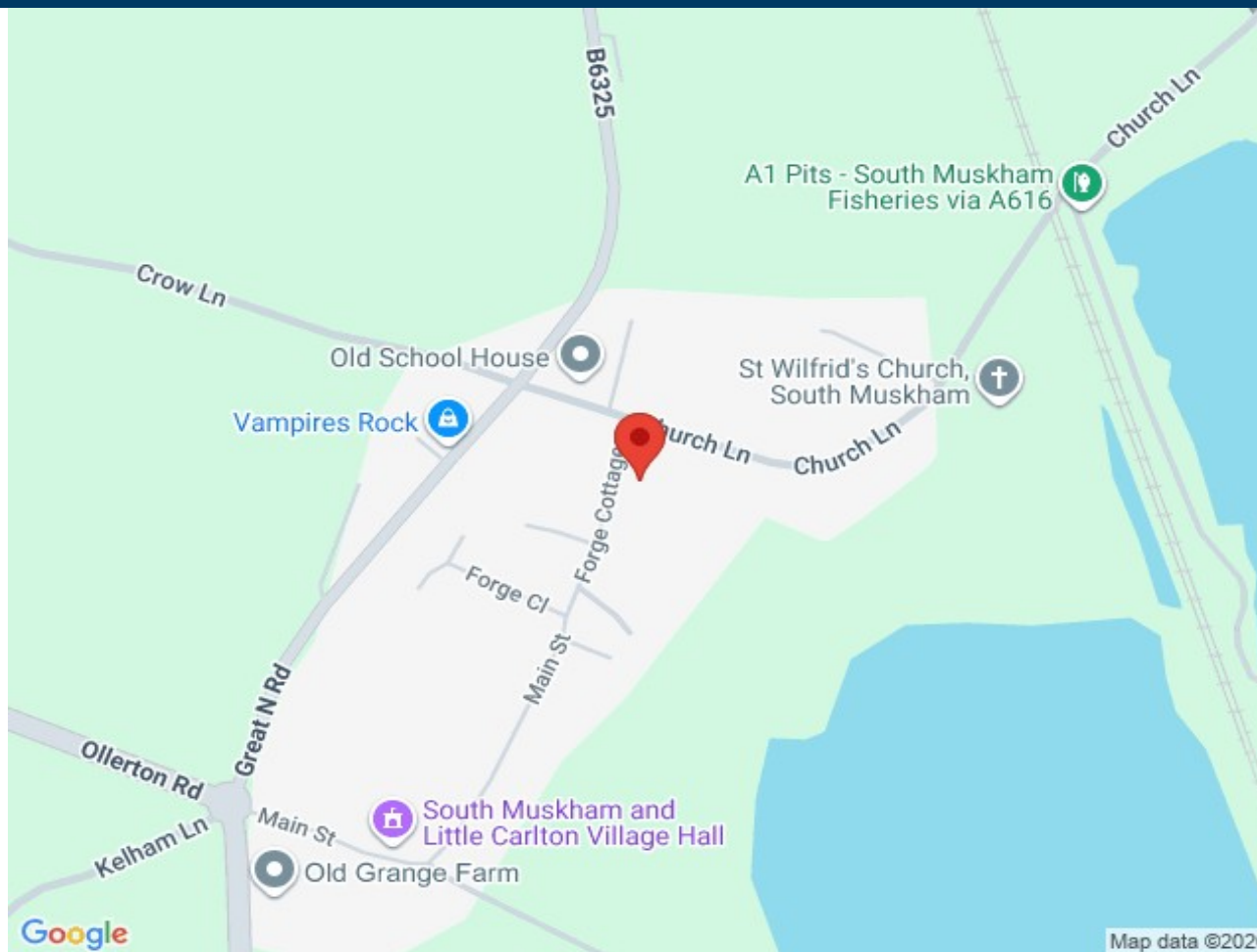
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

