

Jon Brambles

ESTATE AGENTS



The Lodge, South Clifton NG23 7AF



This **exceptionally spacious and well presented family home** is situated in the semi rural village of South Clifton and offers immaculately presented and versatile accommodation briefly comprising an entrance hallway, 36' lounge, open plan family dining kitchen, separate dining room, utility, garden room, ground floor shower room, **three double bedrooms and a stunning family bathroom**. In addition the property benefits from beautifully presented gardens, off street parking and oil fired central heating. Viewings are essential to appreciate this delightful property.

£350,000

Jon Brambles

ESTATE AGENTS



01636 613 513

1-3 Barnby Gate | Newark | Nottinghamshire | NG24 1PX





Situation

The village of South Clifton is located approximately 13 miles to the north of Newark which has the fast rail link to London Kings Cross as well as access onto to the A1. Local amenities include a public house, respected primary school and a Church. Further facilities to the south can be found in the village of Collingham, whilst Gainsborough to the north has an excellent Grammar school. The historic Cathedral City of Lincoln is easily accessible via the A57 to the east.

Accommodation

Upon entering the uPVC part obscured and leaded light front door, this leads into:

Entrance Hallway 21' 1" x 5' 6" (6.42m x 1.68m) (maximum measurements)

The entrance hallway has solid oak panel flooring broken with split level steps, two doors which lead into storage cupboards, two ceiling light fittings, and a double panel radiator. There are also wall mounted hot water and heating controls, and access to the fully insulated loft space is obtained from here, Further doors lead out to the rear garden and into the open plan family dining kitchen, downstairs shower room, and the lounge.

Lounge 36' 10" x 13' 7" (11.22m x 4.14m)

The lounge has continuation of the solid wood panel flooring, ceiling and wall light fittings, The focal point of this fantastic reception room is the fireplace with a sandstone hearth, revealed brick surround and a wooden mantle, and within the fireplace is a fuel burning stove. The lounge also has a uPVC double glazed sliding patio door leading out to the rear garden with steps

down to the patio and terraced seating area. There is a hardwired surround sound system, three double panel radiators, a television point, and two natural light tunnels. From the lounge a majority glazed door leads through into the garden room.

Garden Room 11' 9" x 6' 0" (3.58m x 1.83m)

The garden room has uPVC double glazed French doors opening out to the rear garden, wall light fittings, ceramic tiled flooring, a double panel radiator, and an electric wall mounted heater. There is also a television point.

FAMILY DINING KITCHEN 25' 9" x 11' 10" (7.84m x 3.60m)

(Overall measurements of the kitchen and family dining areas).

Kitchen Area 11' 3" x 10' 0" (3.43m x 3.05m)

The kitchen area has a range of solid oak fronted wall and base units, with solid oak work surfaces and natural stone tiled splash backs. There is under-unit lighting, a ceramic one and a half bowl sink and draining board with a uPVC double glazed window to the side/front aspect over, and an integrated low level refrigerator. The kitchen also has a four ring ceramic electric hob with a wall mounted stainless steel extractor canopy over, and a stainless steel and glass fronted built in fan assisted electric oven below. In addition, there is a ceiling light fitting, ceramic tiled flooring, a door leading to the utility room, and then the kitchen area opens into the family dining area.

Family Dining Area 14' 11" x 11' 10" (4.54m x 3.60m)

The family dining area has a pair of uPVC double glazed and leaded light French doors opening out to the rear garden, and a further uPVC double glazed and leaded light window to the side/rear garden aspect. The room is enhanced with solid oak panel flooring, character beams to the ceiling, a ceiling light fitting, a television point, a double panel radiator, and a further wall mounted electric heater. There is also a wall mounted heating control thermostat, a door leads into the pantry, and a further door leads to an inner hallway.

Pantry

The pantry has continuation of the oak panel flooring, shelving for storage, and a wall light fitting.

Utility Room 9' 11" x 9' 2" (3.02m x 2.79m)

The utility has a range of solid oak fronted low level units, with a marble effect roll edge work surface and up-stand over. There is a stainless steel sink and draining board, provision for a low level refrigerator and freezer, and a washing machine and tumble dryer. The utility has continuation of the ceramic tiled flooring flowing through from the kitchen, a double panel radiator, and a uPVC double glazed and leaded light window to the side/front aspect over the sink area. There is also overhead storage which houses the electrical consumer unit and electrical meter.

Inner Hallway 3' 6" x 2' 11" (1.07m x 0.89m)

The inner hallway has continuation of the solid oak panel flooring, a ceiling light fitting, carpeted stairs and handrail rising to the first floor, and a uPVC obscured double glazed and leaded light door leading out to the rear garden. A further majority glazed door leads into the dining room.

Dining Room 14' 11" x 11' 10" (4.54m x 3.60m)

The dining room has two uPVC double glazed and leaded light windows to the front and side/front aspects, continuation of the solid oak flooring, character beams to the ceiling, a double panel radiator, and a ceiling light fitting. The room is further complemented with a stunning feature fireplace with a polished granite hearth and mantle, and a cast iron period style surround with a coal effect electric fire inset. This reception room also has a television point.

Downstairs Shower Room 6' 2" x 5' 10" (1.88m x 1.78m)

Fitted with a corner shower enclosure with wall mounted chrome shower controls, a ceramic hand wash basin, and a low level WC. The shower room has part ceramic tiled walls, a uPVC obscured double glazed and leaded light window to the garden aspect. There is also a ceiling light fitting, an extractor fan, a wall mounted chrome heated towel rail, and ceramic tiled flooring.

First Floor Landing

The landing has continuation of the carpeted flooring, access to the fully insulated loft space, two ceiling light fittings, a uPVC double glazed and leaded light window to the rear aspect, and a double panel radiator. Doors lead into the three double bedrooms and the family bathroom.

Bedroom One 13' 11" x 12' 0" (4.24m x 3.65m)

This bedroom has a uPVC double glazed and leaded light window to the rear garden aspect, a double panel radiator, carpeted flooring, a ceiling light fitting, a television point, and a door into built in storage cupboard. There is also a door leading into the walk-in wardrobe.

Wardrobe

The walk-in wardrobe has continuation of the carpeted flooring, hanging and shelving provision, and a wall light fitting.

Bedroom Two 12' 1" x 12' 0" (3.68m x 3.65m)

This bedroom has a uPVC double glazed and leaded light window to the front aspect, a double panel radiator, carpeted flooring, a ceiling light fitting, and a generous built in double storage wardrobe with hanging and storage provision within.

Bedroom Three 11' 9" x 10' 1" (3.58m x 3.07m)

This bedroom has a uPVC double glazed and leaded light window to the front aspect, a double panel radiator, a ceiling light fitting, carpeted flooring, and a television point.

Family Bathroom 15' 2" x 6' 9" (4.62m x 2.06m)

Fitted with a modern roll top bath with period style claw feet and an integrated shower attachment, his and hers ceramic hand wash basins on set to individual vanity storage units, a low level WC, and a corner shower enclosure with wall mounted chrome shower controls. The bathroom is enhanced with part natural stone tiled walls, a period style radiator, two ceiling light fittings, and two uPVC obscured double glazed and leaded light windows to the side aspect. In addition, there is a natural stone tiled floor and a recessed ceiling spotlight fitting.

Outside

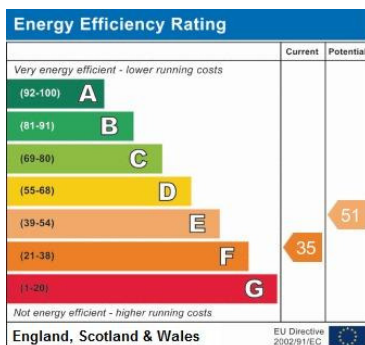
To the front of the property there is dropped kerb vehicular access which leads to off-street parking with an outside sensor security light fitting. There are walled and partial fenced boundaries, and a separate paved pathway leading to secure gated access to the rear garden. The front garden itself has a low maintenance slate planting area with mature planting, and further dropped kerb vehicular access leads to the garage store area. To the side of the garage there is a pair of double timber gates, which allow for access and provide potential further off-street parking if required. There are also three outside light fittings. To the rear of the property, adjacent to the French doors from the family dining room, there is a paved seating area with brick edging which continues around the garden offering pathways. One pathway leads back to the off-street parking area, and there is an Indian sandstone patio seating area and partial raised planting area with reclaimed railway sleepers. There are further tumble block pavers and granite chippings which create a hardstand, where there is power and provision for a hot tub to be installed. There is a further outside sensor security light fitting, and well kept lawns divided by a further pathway. The rear garden is predominantly enclosed with walled boundaries with wall mounted outside light fittings.

Garage 10' 11" x 5' 5" (3.32m x 1.65m)

The garage has a manual up-and-over door, mains power and lighting, and an outside tap.

Council Tax

The property is in Band D.



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.

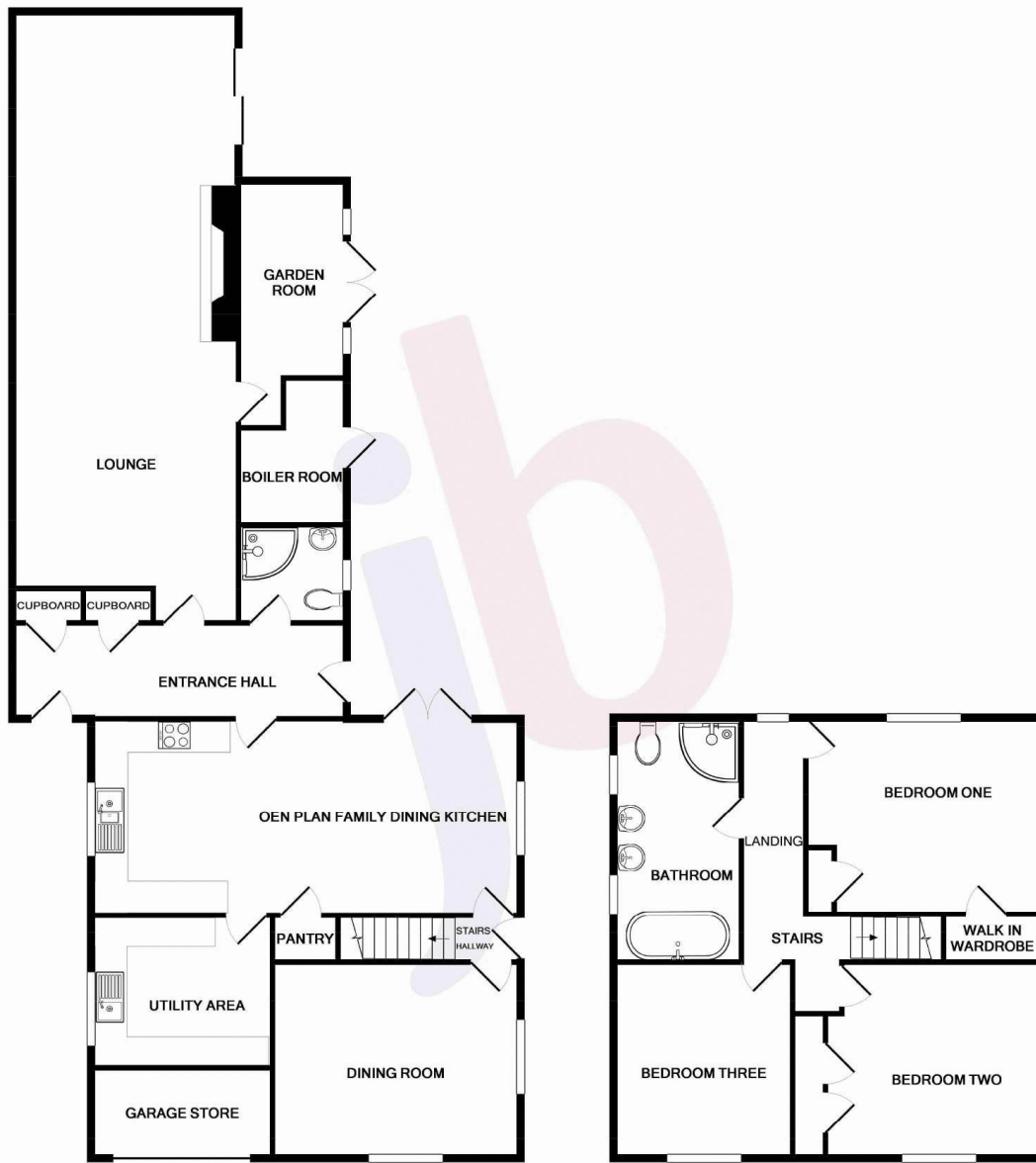
Local Authority

Newark & Sherwood District Council, , 01636 650000

Possession/Tenure

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

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 are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00003700 05 November 2016



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016