



**Main Street, Kirklington,
Newark, NG22 8ND**

£650,000

Positioned in the centre of a substantial and exceptionally well maintained plot extending to just over .7 acres this well appointed detached home offers scope for further development subject to the necessary planning permission. Situated to the side of St Swithun's Church and with open fields to rear the property briefly comprises, entrance hall, living room, dining room, dining kitchen, study and cloakroom/we. First floor, master bedroom with en-suite shower room and ample fitted wardrobes, two further double bedrooms and shower room. Outside, superb spacious plot with large lawn gardens to both front and rear, ample parking and garage and workshop/home office. The established gardens offer mature flower/shrub beds and borders and a variety of trees, rear private patio terrace provides views over the stunning rear garden and vine covered pergola. Rear sauna and Japanese garden area with covered Swim Spa Trainer 15 which is available by separate negotiation.



Lynwood, Main Street, Kirklington, Newark, NG22 8ND



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

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The property has just benefited from a significant flood defence grant which includes front flood protection fence, additional 60 meter French drain and drainage pump for surface water as well as a Silicone rendered plinth to the external walls.

Triple glazed door to;

Entrance Hall Tiled floor, understairs storage, radiator, stairs off to first floor

Cloakroom 1.78m x 0.91m (5'10 x 3'0) Low flush wc, vanity wash hand basin, tiled floor, double glazed window to the front

Living Room 6.93m x 4.75m (22'9 x 15'7) Open fire with marble fireplace surround and tiled inset, three radiators, double glazed double doors to the rear terrace, two double glazed windows to the front, Rhodesian Mahogany wooden floor

Study/Bedroom Four 5.92 m x 2.72m (19'05" x 8'11") Mahogany flooring. Meter cupboard. Double glazed window to the front and side elevations.

Dining Room 2.92m x 2.51 m (9'7 x 8'3) Radiator, double glazed windows to the front and side

Dining Kitchen 4.65m x 3.86 m (15'3 x 12'8) Fitted with ample wall and floor units, undermounted ceramic sink with splash tiling, space for fridge freezer, plumbing for dishwasher and washing machine, electric Aga, tiled floor, radiator, double glazed window to the side and double glazed door and window to the rear

First Floor Landing

Bedroom One 3.96m x 3.68m (13'0 x 12'1) Fitted wardrobes, shelving and double cupboard, radiator, double glazed window to the front

Ensuite 1.98m x 1.57m (6'6 x 5'2) Fitted with electric shower, low flush wc, pedestal wash hand basin, heated towel rail, splash tiling, double glazed window to the rear

Bedroom Two 3.86 m x 2.77m (12'8 x 9'1) Recessed wardrobe, radiator, double glazed window to the rear

Bedroom Three 3.51m x 2.84m (11'6 x 9'4) Fitted wardrobes, radiator, double glazed windows to the front and side

Shower Room 2.34m x 1.63m (7'8 x 5'4) Fitted with power shower, vanity wc and wash hand basin, double glazed window to the rear





Outside

Access off Main Street via a shared gravel drive, a five bar gate opens to substantial gravel driveway offering ample parking. The front garden has a lawn area with mature trees and shrubs, front flood protection fence, handgate to Main Street. Flower beds and external coach lights, LED lights to the front, side and rear.

Workshop/Office measuring 18'8 x 15'9 with power, light, insulated floor, double glazed doors and windows, further attached storage shed. Side gravel driveway leads to garage measuring 12'1 x 17'6 with up and over door, light, power and window to the side. Side tap and wrought iron gates to the rear garden with fence and hedge boundary. There is a large patio which runs the full width of the property offering views over the delightful rear garden, pergola, log store, mature trees and shrubs, fully stocked beds and borders.

Boiler room housing a Worcester oil fired central heating boiler and Sistemair vacuum control box. Central circular seating area, summerhouse and gated access to fields at the rear. Covered Swim Spa (Trainer 15) which is available by separate negotiation. Japanese garden area with lighting and sauna.

Services All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewing Information By appointment with the office, call 01636 813971.



WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SIBS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

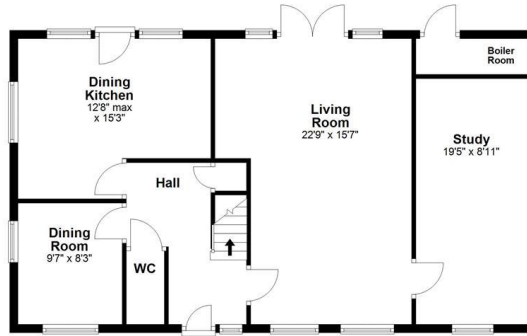
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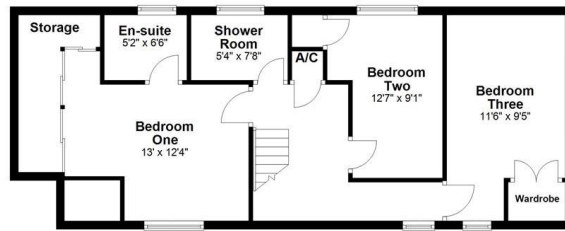




Ground Floor
Approx. 911.1 sq. feet



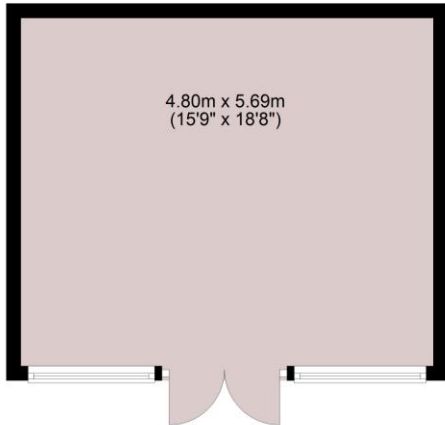
First Floor
Approx. 666.9 sq. feet



Total area: approx. 1578.0 sq. feet
For illustration purposes only.
Plan produced using PlanUp.

Workshop

Approx. 27.3 sq. metres (293.9 sq. feet)



Total area: approx. 27.3 sq. metres (293.9 sq. feet)

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Garage

Approx. 19.6 sq. metres (211.5 sq. feet)



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