



1 Gaddick View Egmanton, Newark, NG22 0HD



Book a Viewing

£300,000

Nestled in a charming village with beautiful country walks on your doorstep, this thoughtfully extended three bedroom semi-detached home offers the perfect blend of modern living and rural tranquillity. Step through the porch into a versatile reception room, ideal for a home office, playroom or additional lounge space. The heart of the home is the living room, complete with a multi-fuel burning stove. The stylish shaker style kitchen diner features a striking skylight lantern and French doors opening onto the garden, this light filled space is perfect for family meals and entertaining. Upstairs, three generously sized bedrooms await, including a luxurious master suite with fitted wardrobes and a sleek en-suite shower room. The stunning four piece family bathroom boasts a freestanding bath and a separate shower cubicle, adding a touch of elegance to everyday living. The outdoor space has been beautifully landscaped, offering a private enclosed garden with a patio, lawn and pond, ideal for relaxing or entertaining. To the front and side there is ample parking for multiple vehicles, along with a detached garage featuring a plumbed-in toilet and shower, perfect for washing dogs after a countryside walk. A separate utility room provides additional convenience, with plumbing for a washing machine. This exceptional home is ready to welcome its next family, don't miss the opportunity to make it yours! Contact us today to arrange a viewing.



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SERVICES - Mains electricity and water. Oil fired central heating.

Drainage to a communal septic tank shared between ten properties, via the Council, there are no charges).

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Egmanton is a small village in Nottinghamshire, England, situated near the town of Newark-on-Trent.

Egmanton has a traditional English village feel, with a mix of old cottages and farmhouses surrounded by scenic countryside. The area is popular with walkers and nature lovers due to its proximity to rolling fields and woodlands.

Though small, the village has an active community, with events often held at the church and village hall.



PORCH

With tiled flooring, composite entrance door, radiator, inset spotlights and door to the multi-purpose reception room.

RECEPTION ROOM

16' 1" x 10' 10" (increasing to 13'8") (4.9m x 3.3m) With uPVC double glazed windows to the front and side elevations, French doors to the side, doors to the kitchen diner and living room, radiators, inset spotlights, coving to the ceiling, stairs to the first floor landing and an under stairs storage cupboard.

KITCHEN DINER

23' 7" x 9' 2" (7.19m x 2.79m) A re-fitted and extended kitchen comprising shaker style wall and base units with a work surface incorporating a breakfast bar and sink unit with a stainless steel mixer tap, integrated dishwasher, fitted ceramic five ring hob, stainless steel extractor hood, fitted microwave and double oven, inset spotlights, composite stable style door to the side elevation, uPVC double glazed windows and French doors onto the rear garden and skylight lantern.

LIVING ROOM

16' 6" x 11' 5" (into recess) (5.03m x 3.48m) With uPVC double glazed window to the front elevation, internal uPVC double glazed window at the rear, wall light points, coving to ceiling, radiators and a log burning stove within a feature brick fireplace.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, access to the loft, inset spotlights, coving to the ceiling, radiator and doors to three bedrooms and bathroom.

MASTER BEDROOM

12' 6" x 10' 5" (3.81m x 3.18m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling, built-in storage cupboard, modern built-in wardrobes and door to the en-suite shower room.

EN-SUITE

6' 8" x 3' 9" (2.03m x 1.14m) A modern fitted suite comprising a low level WC, wash hand basin set with a vanity unit and a double shower cubicle with a mains fed rain head shower, chrome heated towel rail, tiled walls, tiled floor, inset spotlights and an extractor.

BEDROOM TWO

11' 5" x 8' 10" (3.48m x 2.69m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and built-in storage cupboard.

BEDROOM THREE

10' 2" x 9' 2" (3.1m x 2.79m) With uPVC double glazed window to the rear elevation, radiator and coving to the ceiling.

FAMILY BATHROOM

8' 3" (plus door recess) x 7' 5" (2.51m x 2.26m) A re-fitted suite comprising a low level WC, wash hand basin set within vanity unit, freestanding bath with a shower head attachment and a separate shower cubicle with an electric shower, tiled walls, tiled floor, radiator, inset spotlights, extractor and a uPVC double glazed opaque window to the rear elevation.

GARAGE

16' 2" x 9' 3" (4.93m x 2.82m) Having an electric sectional door, uPVC double glazed window to the side elevation, power, lighting, electric shower and tray (ideal for dog washing), low level WC and door to a utility room at the rear.





UTILITY ROOM

9' 6" x 6' 3" (2.9m x 1.91m) Fitted base units with a work surface incorporating a sink unit with a stainless steel mixer tap, plumbing for washing machine, tiled floor, uPVC double glazed opaque window to the rear elevation and uPVC double glazed door onto the garden at the side.

OUTSIDE

An electric gate leads to a block paved driveway with lawned garden to the side. Further gated access leads to additional parking which, in turn, gives vehicular access to the detached brick built garage. To the rear there is a paved patio area, lawned area, covered pergola with decked patio area and pond.

WEBSITE

Our detailed website shows 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.

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Sole & Bertridge, Ringrose Law LLP, Burton and Co, Bridge MP & Co, 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, Callum Lyman and J Water will be able to provide information and services they offer relating to surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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 thoroughly checked.

GENERAL

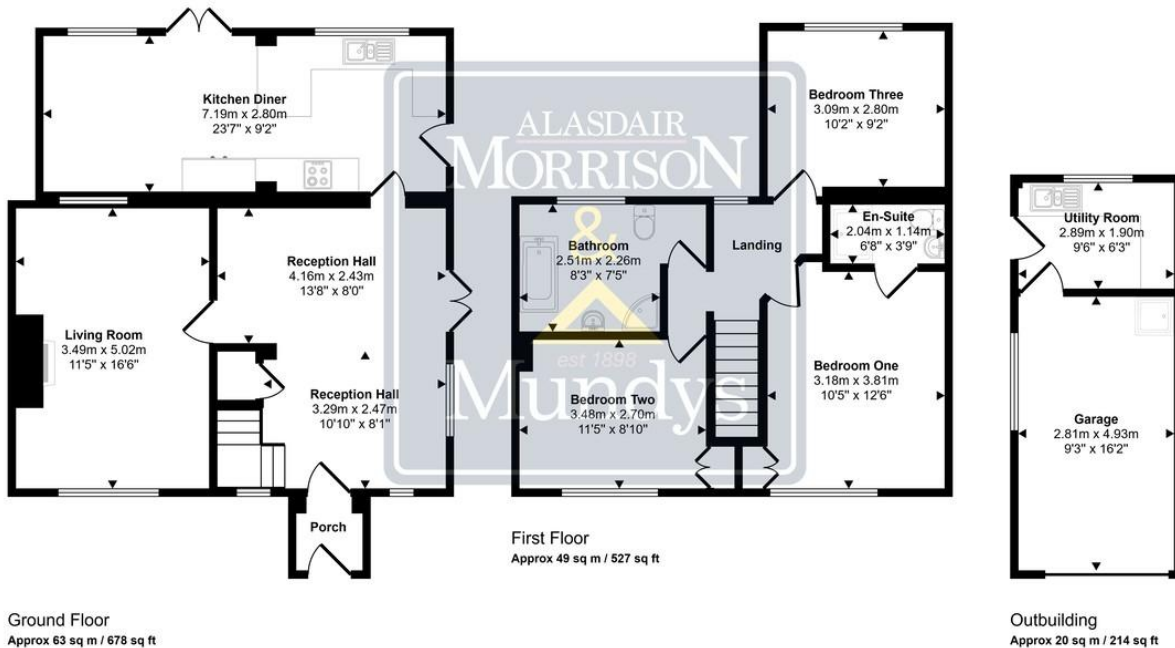
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Approx Gross Internal Area
132 sq m / 1420 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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