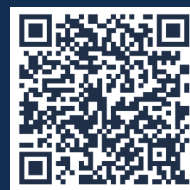




The Lodge, Main Street Kirklington, Newark, NG22 8ND



Book a Viewing

£425,000

Delightful Grade II Listed Former Lodge to The Rodney School which has been lovingly modernised and extended and offers spacious accommodation throughout which extends to approx. 1479 sqft, which briefly comprises Entrance Hall, WC, Lounge, Dining Room, Fitted Kitchen, Inner Hall, Office/Store Room and a First Floor Landing leading to three double Bedrooms and a Shower Room. Outside there is a side driveway which leads to parking with a hand gate leading to the fully enclosed lawned garden with mature flower/shrub beds and borders. The property is within the catchment area for Southwell Minster School. We highly recommend an early viewing to appreciate the size of this property which retains many original features and much of its charm and character.





SERVICES

Mains electric, water and drainage. LPG Central Heating.

GRADE II LISTED

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ACCOMMODATION

Hardwood entrance door gives access to the entrance hall.

ENTRANCE HALL

With tiled flooring, radiator, stairs to the first floor landing, double glazed window and beams to the ceiling.

LOUNGE

14' 6" x 18' 8" (4.42m x 5.69m) With multipaned secondary glazed panel bay window to the side elevation, dual-fuel burner with brick surround, two radiators and multipaned glazed panel windows to the front elevation.





WC

With low level WC, vanity wash hand basin, tiled splashbacks, glass panelled window and tiled flooring.

DINING ROOM

13' 7" x 12' 8" (4.14m x 3.86m) With multipaned glazed panel windows to the side and rear elevations and radiator.

INNER HALLWAY

With tiled flooring, under stairs storage cupboard and beams to the ceiling.

FITTED BREAKFAST KITCHEN

18' 10" x 7' 9" (5.74m x 2.36m) With a range of wall and floor mounted cupboards and drawers, roll top work surfaces with mosaic splash tiled surround, inset sink to worksurface, Flavel 8 ring propane gas range with extractor over, fridge freezer, integrated washing machine and dishwasher, CDA microwave, door and window to the side elevation and a glazed panel window to the rear elevation.

SIDE PORCH

With stable door to the garden and glazed windows to the side elevation.

OFFICE/STORE

12' 1" x 4' 11" (3.68m x 1.5m) With multipaned glazed panel windows to the front elevation and tiled flooring.

FIRST FLOOR LANDING

With multipaned glazed panel window to the front elevation and a double cupboard.



BEDROOM 1

18' 8" x 8' 7" (5.69m x 2.62m) With multipaned secondary glazed panel windows to the side, front and rear elevations, radiator and beams to the ceiling.

BEDROOM 2

13' 11" x 9' 2" (4.24m x 2.79m) With multipaned secondary glazed panel windows to the side and front elevations and radiator.

BEDROOM 3

14' 2" x 9' 3" (4.32m x 2.82m) With multipaned secondary glazed panel windows to the side and rear elevations, access to the roof space and a radiator.



SHOWER ROOM

8' 5" x 5' 6" (2.57m x 1.68m) With walk-in shower, WC, vanity wash hand basin, heated towel rail, multipaned glazed panel window to the rear elevation and tiled flooring.

OUTSIDE

There is a private side driveway, for which The Lodge has right of access, leading to three/four carparking spaces. A hand gate leads to the fully enclosed and private gardens to either side. The lawned garden has flower/shrub beds and borders, a variety of mature trees and shrubs, two timber sheds and propane gas storage tank. The property is set within the Newark and Sherwood Conservation Area.



WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & 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, Callum Lyman and J. Walter 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 we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 thoroughly checked.

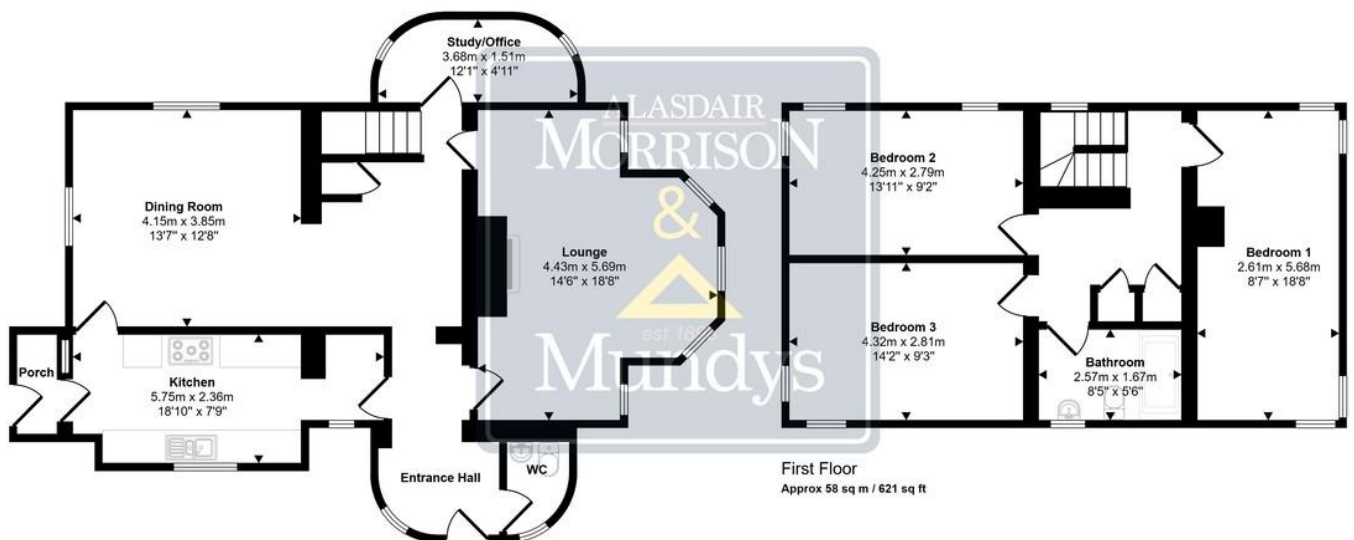
GENERAL

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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Approx Gross Internal Area
137 sq m / 1479 sq ft



Ground Floor
Approx 80 sq m / 858 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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