

37 Pocklington Crescent

Winthorpe, NG24 2PG

Book a Viewing!

£425,000

Enjoying countryside views to the rear in the sought after village of Winthorpe, this Extended Detached Family Home offers generous and versatile accommodation with excellent potential to further enhance. The accommodation comprises an entrance hall with storage and guest WC, spacious living room with French doors opening onto the rear garden, separate dining room ideal as a playroom or home office, kitchen diner and utility room with access to the garages. Upstairs are four well proportioned bedrooms and a family bathroom, while the principal bedroom benefits from a dressing room and a four piece en-suite featuring a roll top bath and separate shower. Outside, there is multi-vehicle parking, two garages, and gardens to the front and rear.

A fantastic opportunity to acquire a substantial family home in a desirable village location, offered for sale with No Upward Chain.





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LOCATION
Winthorpe is a charming small village located approximately 2 miles northeast of Newark-on-Trent with a pub, community centre, cricket club and village hall.

ACCOMMODATION

ENTRANCE HALL
With laminate flooring, radiator, coving to the ceiling, wall light points, stairs to the first floor with under stair storage cupboard, built-in storage cupboard with shelving and cloaks cupboard with hanging rail and doors to the kitchen diner, WC, living room and dining room.

LIVING ROOM
21' 11" x 11' 9" (6.7m x 3.6m) With uPVC double glazed windows to the front and rear elevations, French doors onto the rear garden, double doors to the dining room, coving to the ceiling, radiator, laminate flooring and inset spotlights.

DINING ROOM
9' 10" x 10' 9" (3m x 3.3m) With uPVC double glazed window to the rear elevation, coving to the ceiling and radiator.









KITCHEN AREA
10' 9" x 8' 6" (3.3m x 2.6m) Fitted with a range of wall and base units with a worksurface incorporating a breakfast bar, sink unit with a stainless steel mixer tap, space for a large Range Master style cooker, fitted stainless steel extractor hood, integrated fridge and under counter space for another appliance, uPVC double glazed window to the rear elevation, laminate flooring, coving to the ceiling, inset spotlights and radiator. Open plan to the dining area.

DINING AREA
10' 9" x 7' 10" (3.3m x 2.4m) With uPVC double glazed windows and French doors onto the rear garden, radiator, laminate flooring, coving to the ceiling, inset spotlights and door to utility room.

UTILITY ROOM
7' 10" x 6' 6" (2.4m x 2m) With a range of wall and base units with a work surface, laminate flooring, radiator and door to garage.

CLOAKROOM/WC
5' 10" x 2' 11" (1.79m x 0.9m) With low level WC, corner pedestal wash hand basin, laminate flooring, coving to ceiling, radiator, tiled splashback and extractor.

GALLERIED LANDING
With uPVC double glazed window to the front elevation, radiator, coving to the ceiling, doors to the bathroom and to all bedrooms.

BATHROOM
9' 2" x 7' 6" (2.8m x 2.3m) Fitted with a three piece suite comprising a panelled P shape bath with a mains fed shower over, low level WC and wash hand basin set within vanity unit. Tiled splashbacks, heated towel rail, tiled floor, electric shaver point, access to the loft and uPVC double glazed opaque window to the rear elevation.

MASTER BEDROOM
13' 1" x 11' 9" (4m x 3.6m) With uPVC double glazed window to the rear elevation, coving to the ceiling, radiator, access to the loft and opening to the dressing room.

DRESSING ROOM
7' 10" into wardrobe x 5' 11" (2.4m x 1.82m) With uPVC double glazed window to the rear elevation, coving to ceiling, access to roof space, inset spotlights, radiator, built-in double wardrobe and door to en-suite bathroom.

EN-SUITE
8' 6" x 7' 10" (2.6m x 2.4m) Fitted with a four piece suite comprising a shower cubicle with an electric shower, roll top bath with mixer shower attachment, low level WC and wash hand basin within vanity unit, tiled splashbacks, inset spotlights, heated towel rail and uPVC double glazed opaque window to the front elevation.

BEDROOM TWO
12' 1" x 9' 6" plus door recess (3.7m x 2.9m) With uPVC double glazed window to the rear elevation, coving to the ceiling and radiator.





BEDROOM THREE
11' 5" x 9' 6" (3.5m x 2.9m) With uPVC double window to the front elevation and radiator.

BEDROOM FOUR
9' 10" x 8' 10" (3m x 2.71m) With uPVC double glazed window to the front elevation and radiator.

OUTSIDE
To the front there is an open plan lawn garden to a block paved driveway providing multi-vehicle parking and access to the two garages. There is gated access at the side leading to the rear garden which is mostly lawn with a block paved patio.

GARAGE ONE
18' 0" x 8' 6" (5.5m x 2.6m) With an up-and-over door, floor standing oil heated boiler, plumbing for a washing machine, water taps, power and lighting. Opening to second garage.

GARAGE TWO
18' 0" x 9' 6" (5.5m x 2.9m) With an up-and-over door and lighting.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage services available. Oil central heating.

EPC RATING – D.

COUNCIL TAX BAND – E (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 177.8 sq. metres (1913.6 sq. feet)
37 Pocklington Crescent, Winthorpe

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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.

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The Property Ombudsman