



2 THE SIDINGS, ASKHAM ROAD EAST MARKHAM

A very well presented and modernised Victorian mid terraced house in semi-rural location on the outskirts of the popular village of East Markham. Good sized lounge dining room, refitted kitchen breakfast room and two bedrooms. Off road parking for 2 cars and a good sized garden.

£175,000

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BROWN & CO

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2 THE SIDINGS, ASKHAM ROAD, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22 0RH

LOCATION

East Markham retains several amenities, has an active local community with several clubs and societies run via the village hall, recreation ground and public house. The village primary school is also very popular and feeds the much desired nearby Tuxford Academy. By passed by the A57 the village is particularly well located for accessing the areas transport links. The A57 intersects with the A1 at nearby Markham Moor making it ideal for commuting and accessing the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London's Kings Cross (approx. 1 hour 30 minutes from Retford).

DIRECTIONS

Head south out of Retford towards East Markham. At the Markham Moor roundabout, take the first left and proceed up the hill. At the junction, turn left onto Askham Road and then The Sidings will be found on the right hand side on the bend.

ACCOMMODATION

Half glazed UPVC door with side window to

ENTRANCE HALL oak coloured wood effect flooring, high skirtings, dado rail, high level cupboard housing meters, stairs to first floor landing, half glazed strip wooden door to

LOUNGE DINING ROOM 23'0" x 15'2" to 11'10" (7.05m x 4.62m to 3.65m) dual aspect to front and rear, rustic brick floor to ceiling fireplace with matching brick face walls with multi fuel burner on raised tiled hearth with fitted cupboards to either side, TV and telephone points, door to under stairs storage cupboard providing access to the cellar (currently sealed off), period style skirtings, striped pine door to

REFITTED KITCHEN 15'5" x 7'3" (4.72m x 2.22m) in 2018 by Howdens with Indigo Blue base cupboard and drawer units with integrated dishwasher, single stainless steel sink drainer unit with contemporary mixer tap, space and plumbing for washing machine, high level dove grey wall mounted cupboards with one glazed display cupboard and one housing the wall mounted LPG bottled gas fired combi central heating boiler. Integrated Lamona electric oven with four ring Lamona halogen hob above with glass and stainless steel extractor canopy above, quartz style ample working surfaces incorporating breakfast bar, period style skirtings, recessed downlighting, double glazed French door to courtyard garden, part tiled walls, tile effect flooring, door to

CLOAKROOM rear aspect obscure double glazed window, white low level wc, corner mounted hand basin with tiled splashback and mixer tap. Wooden windowsill.

FIRST FLOOR LANDING high skirtings, dado rail, access to roof void, stripped wooden doors.

BEDROOM ONE 13'5" x 10'8" (4.12m x 3.29m) front aspect double glazed window with views to the front garden and fields to the front. Over stairs shelved storage cupboard, a range of built in bedroom furniture with painted cupboard doors with ample hanging and shelving space, TV aerial lead.

BEDROOM TWO 10'6" x 9'4" (3.23m x 2.87m) rear aspect double glazed window with views to the rear garden and rolling fields to the rear. Built in double wardrobe with hanging and shelving, high skirtings, telephone point, slimline shelved cupboard.

BATHROOM 8'9" x 7'5" (2.72m x 2.27m) rear aspect obscure double glazed window, three piece white suite with panel enclosed bath with mains fed electric shower, pedestal hand basin, low level wc, part tiled walls, spotlight, built in cupboard with ample shelving. Tiled effect flooring.

OUTSIDE

Access from Askham Road leading to the two private off road pebbled parking spaces. Nicely stocked front garden which is hedged and fenced and partially walled to all sides. Pebbled pathway to the front, good area of lawn, shrub borders, pedestrian gate giving right of access to the adjoining property (no. 3).

The rear garden has been remodelled with an Italian sandstone good sized raised patio with timber shed, external water supply and lighting. The garden is fenced and hedged to all three sides, a good area of lawn, slated area to the rear, established trees, space for a shed. No.1 does have pedestrian access to their away garden.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in January 2022.



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