



ELITE HOMES

Consultative Estate Agents with Integrity



Lynby, Wellow Road, Eakring, Newark
NG22 0DF

Overview

Lynby is a beautiful 3 bedroom detached character cottage with separate garage set in a delightful private plot with beautiful gardens and extensive vegetable beds. This home is set on a quiet lane within this desirable village offering the perfect mix of character and charm.

Key Features

- Beautiful Period Detached 3 Bedroom Cottage
- A Wealth of Character Features including Beautiful Fireplaces and Beamed Ceilings
- Family Bathroom & En-Suite
- Large Farmhouse Style Kitchen and Utility Area
- Double Height Family Room with Doors to the Garden
- Cosy Sitting Room with Traditional Beams and Log Burner
- Attractive Sunny Garden with Patio and established Vegetable Garden
- Separate Garage and Private Plot
- Highly Desirable Village Location

Accommodation

The deceptively spacious interior retains a number of character features including exposed beams and feature fireplaces. The property benefits from double glazing throughout, new log burner and an energy efficient Biomass boiler heating system.

The accommodation comprises: entrance porch, inner hall with utility area, downstairs wc, large breakfast kitchen, family room, sitting room, split level landing, three bedrooms, en-suite and family bathroom.

This home oozes character and charm the minute you walk through the door. The entrance porch provides a useful area for coats and shoes, through into the inner hallway which offers a multi-use space utility area with plumbing for washing machine and a good deal of storage cupboards. The farmhouse style kitchen has a fabulous dual aspect and is the heart of the home. Offering plenty of kitchen units, storage and worktops, an electric range with 6 rings, double oven and extractor set within a floor to ceiling feature brick surround with beam. There is also plumbing for a dishwasher, large pantry cupboard as well as space for a central dining table. In the oldest part of the house, the sitting room has a lovely cosy feel, with traditional beams and feature brick fireplace surround with new log burner, perfect for relaxing in the evenings. At the rear of the property there is a spacious and airy family room with high ceilings and doors out to the patio and garden. There is also a useful downstairs WC on the ground floor.

On the first floor there are three bedrooms, a family bathroom with large walk-in shower and separate bath, and en-suite shower room off the largest bedroom.

Outside Lynby boasts a wonderful cottage style garden which has a sunny patio and a large vegetable garden with multiple raised beds and polytunnel. The mature garden has a wide range of shrubs, bushes and planting areas and a flat lawn area. There is a shared driveway to the front of the property providing off street parking for 2 vehicles. This property also benefits from a detached single garage which houses the biomass boiler and provides useful storage and/or space for a small car.

Council Tax Band E

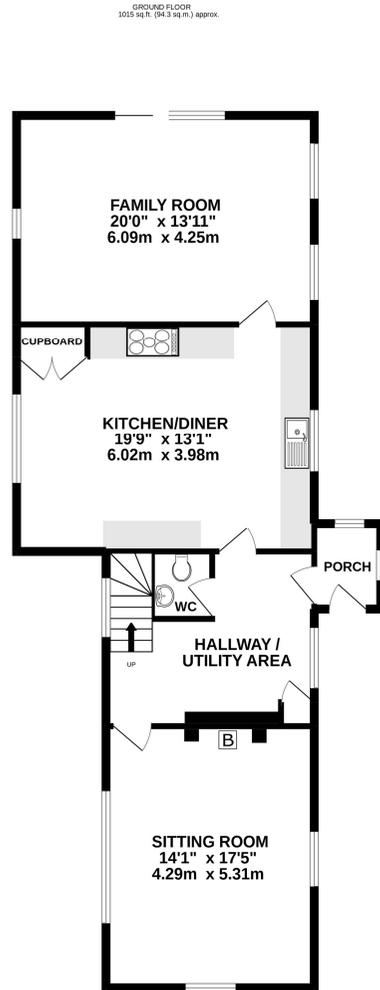
Location

The property lies in the heart of the village, with church and village hall within walking distance. Local amenities in Southwell are only circa 5 miles away, including restaurants, pharmacy and village shops. The local schools are the very popular Kneesall Primary and the highly regarded Tuxford Academy and The Minister School. On the doorstep to this property there are many stunning walks and open countryside. The property is ideally positioned for good transport links into Nottingham and Newark, with easy access to the A614, A617 and A1.



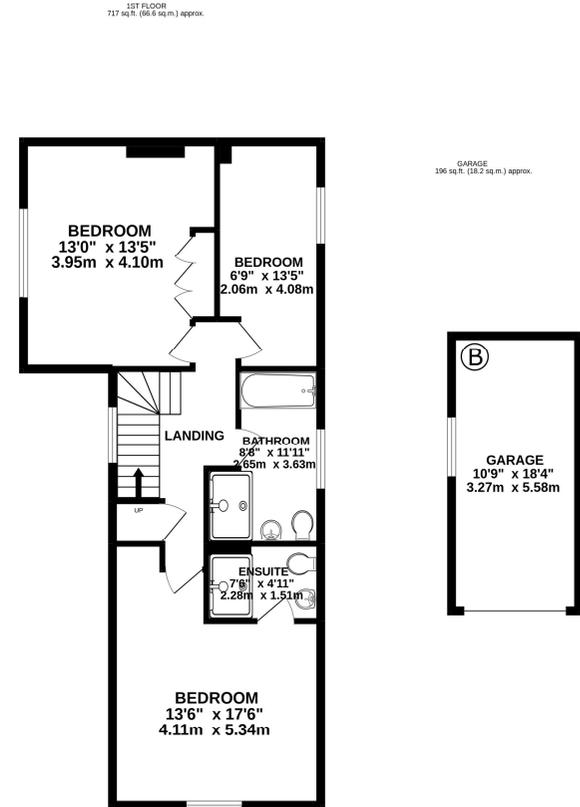


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		Red
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1928 sq.ft. (179.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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