



THE BUMBLES, EAST MARKHAM
£500,000

BROWN & CO

THE BUMBLES, CHURCH STREET, EAST MARKHAM, NEWARK, NG22 0SA

DESCRIPTION

Nicely tucked away off highly regarded Church Street, The Bumbles is a generously proportioned detached bungalow offering light filled, flexible living arrangements with sizeable rooms and excellent mature grounds. This fine property will suit a variety of purchasers including those wishing to occupy it as it is or carry out a scheme of reconfiguration and extension, subject to all statutory consents and approvals.

Accommodation is distributed over one floor commencing with an open entrance porch protecting a wonderful reception hall which is of sufficient size to accommodate sitting, relaxation, library, music etc., leading off is the light filled lounge with bay window overlooking rear grounds and edge of village copse beyond. Glazed doors open to the dining room which permits formal entertaining or is equally suitable as a secondary family room.

To the other side of the lounge is a conservatory which is approached by a useful study or occasional third bedroom. The conservatory opens to a garden room.

The breakfasting kitchen has areas separately dedicated to kitchen and preparation with range of medium oak units and Rayburn propane gas fired cooking range, whilst the breakfasting area is dual aspect allowing relaxed dining. There are two bedrooms, the master suite including entrance hallway and elegantly refitted contemporary en suite shower room. Both bedrooms have fitted furniture and the principal bathroom is again of a sizeable nature.

A driveway and parking court facilitate excellent vehicle parking and maneuvering and lying to the side of the driveway is a substantial garage block with double garage, workshop area and gardener's wc.

The principal grounds extend to the rear, these are approximately west facing meaning the afternoon and evening sun is to be enjoyed.

LOCATION

Church Street is a prestigious address lying within the Conservation Area within this highly regarded village and The Bumbles is tucked away nicely lying in close proximity to St John the Baptists Church. This is an edge of village location but central amenities are within comfortable reach. Amenities presently include a village hall which is the hub of this active local community, recreation ground and public house. The village primary school is very popular and feeds the much desired nearby Tuxford Academy.

Bypassed by the A57, the village is particularly well located for accessing the areas transport links. The A57 intersection with the A1 at nearby Markham Moor making 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 Kings Cross (approx. 1hr 20 mins from Newark). Leisure amenities and educational facilities (both state and independent) are well catered for.

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ACCOMMODATION

OPEN ENTRANCE PORCH

RECEPTION HALL 21'3" x 11'6" (6.47m x 3.50m) generously proportioned, suitable for sitting, relaxation, music etc. Cloaks cupboard, radiators.



LOUNGE 28'8" x 16'2" (8.73m x 4.93m) maximum dimensions into bay window commanding views over rear grounds, focal marble style fireplace with open living flame propane gas fire, radiator. Glazed doors opening to



DINING/FAMILY ROOM 25'0" x 11'10" (7.60m x 3.62m) dual aspect including patio doors opening to rear terrace and commanding views of rear garden. Radiators.



BREAKFAST KITCHEN 13'2" x 11'6" (4.01m x 3.50m) + 14'0" x 11'6" (4.27m x 3.50m) delivering separate kitchen preparation and breakfasting areas. The kitchen hosts a range of medium oak units to wall and floor level, base units surmounted by ample working surfaces, double bowl sink unit, appliances include Neff oven and

Rayburn Nouvelle propane gas fired range. Tiled splashbacks. The breakfasting area is dual aspect, bright with ample space for relaxed dining, radiators.



PANTRY

UTILITY ROOM 7'6" x 7'2" (2.31m x 2.19m) plumbing for washing machine, Boulter oil fired central heating boiler, door to front grounds, half tiled walls and flooring.

CONSERVATORY 18'7" x 8'1" (5.66m x 2.47m) with patio doors to lounge, two sets of patio doors to rear terrace, tiled flooring. Further patio doors to

GARDEN ROOM 11'0" x 11'0" (3.35m x 3.35m) with additional set of patio doors opening to veranda and rear garden, radiator.

STUDY/OCCASIONAL BEDROOM THREE 13'10" x 9'0" (4.21m x 2.73m) with patio doors to conservatory, radiator.

MASTER BEDROOM SUITE

Entrance Hall with fitted wardrobes and storage. Side aspect window, radiator.

Bedroom One 16'0" x 10'3" (4.89m x 3.12m) minimum measured to front of range of in built wardrobes to one wall. A bright, dual aspect room, radiator.

En Suite Shower Room generously proportioned and refitted in a fine contemporary style including substantial 1500 showering area with frameless glazed screening, tiled walls and Aqualisa shower.



Range of contrasting vanity units hosting basin, concealing cistern to wc and providing storage. Dual aspect, half tiled to complement, chrome towel warmer.

BEDROOM TWO 13'10" x 12'0" (4.24m x 3.66m) maximum dimensions including range of fitted wardrobes providing generous hanging space, bed recess with bedside shelving and storage over, radiator.

PRINCIPAL BATHROOM again generous, white suite of panelled bath, separate tiled showering area, pedestal hand basin, low suite wc, half tiled around fittings, airing cupboard, combined radiator/towel rail.



OUTSIDE

The Bumbles is situated within generous grounds. Tucked away and set back from Church Street, a tarmac driveway sweeps to the front of the property and block paved parking court facilitating parking maneuvering for several vehicles. The driveway is flanked by mature shrubberies and paved amenity areas, ideal for bin

storage etc. with screened propane gas cylinder. To one side is the substantial **DOUBLE GARAGE BLOCK** comprising:-
Double Garage 18'8" x 17'10" (5.68m x 5.43m) with twin electrically operated roller shutter doors, light and power.
Workshop Area 12'9" x 5'3" (3.88m x 1.60m) light, power and personal door to garage.
Gardener's wc with low suite wc.

Paved access is available to either side of the property delivering good circulation. The main grounds are to the rear and are approximately west facing. There is a paved patio terrace spanning the width of the property with adjoining lawn, further patio on which is sited a **Summer House**, ornamental pool, shrubberies and steps and sloping path leading down to the rear most grounds. This area is again laid to lawn with mature stocked shrubbery and gateway to side.

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 E. **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 finalising 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.

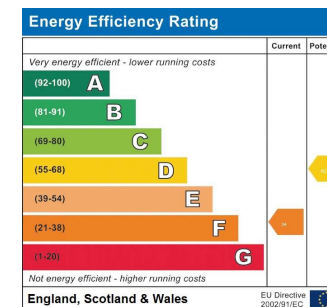
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

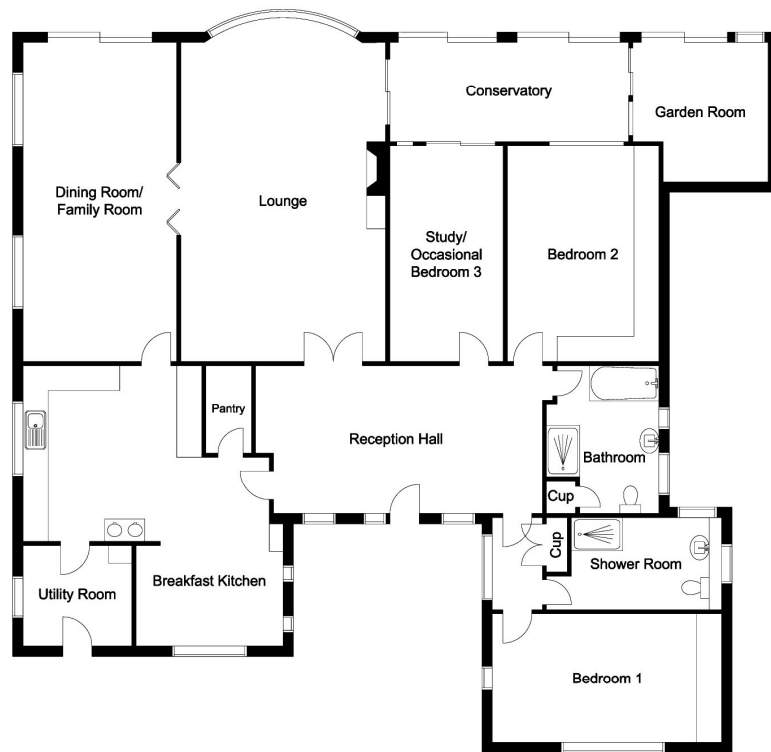
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

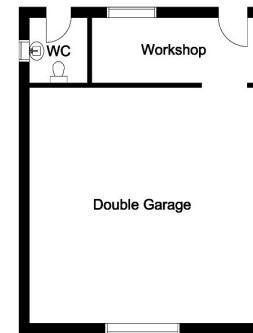
These particulars were prepared in October 2022.



Ground Floor



Outbuilding



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No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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