



LORIEN, EAST MARKHAM
£285,000

BROWN & CO

LORIEN, BECKLAND HILL, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22 0QP

DESCRIPTION

Generous detached three bedroom bungalow with super rear garden in highly regarded East Markham. A lovely family home currently but also offering potential for reconfiguration and extension to contemporary living space if desired (subject to all consents and approvals)

Entrance Hall, front aspect Lounge, modern Breakfast Kitchen with garden access, separate Utility Room to the rear of which is Shower Room. The roof space has been lined out to create an occasional but non-habitable hobbies room with ladder access.

There is off road parking for several vehicles as well as a garage and the established well stocked rear garden is a great feature of the property. We consider the front elevation belies the size and amenity of the property so viewing is highly recommended.

LOCATION

Lorien is situated within the highly regarded village of East Markham. The village retains several amenities, has an active local community with several clubs and societies run via the village hall, recreation ground and a public house too. The village primary school is very popular feeding the much sought after nearby Tuxford Academy.

The A57 bypasses the village meaning it is well placed for accessing the areas excellent transport network. The A57 intersects 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 Kings Cross (approx. 1hr 30 mins from Retford, less from Newark).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTION

Head south out of Retford and at the Markham Moor roundabout take the first turning left and proceed up the hill to the crossroads and turn right into East Markham, passing the school on the left. At the next crossroads proceed straight across onto Farm Lane which dips down onto Beckland Hill. As you drive up Beckland Hill, Lorien is the third from last property on the right hand side.

ACCOMMODATION

COVERED ENTRANCE with half glazed UPVC door to

GOOD SIZED ENTRANCE HALL 21'7" x 4'9" (6.60m x 1.50m) with recessed lighting.

LOUNGE 18'0" x 12'5" (5.49m x 3.80m) measurements exclude front aspect double glazed bay window and side aspect double glazed window. Attractive timber fireplace.



BREAKFAST KITCHEN 12'3" x 10'3" (3.76m x 3.14m) rear aspect and direct garden access via double glazed French doors. Good range of maple style units, sink unit, space and plumbing below for dishwasher, space for free standing cooker with extractor above. Space for fridge. Working surfaces, part tiled walls. Central heating timer and programmer. Half glazed UPVC door to



REAR PORCH obscure half glazed door to front. Door to

UTILITY ROOM direct garden access, ceramic tiled flooring, space and plumbing for washing machine and two further appliances. Wall mounted electric heater.

SHOWER ROOM Tiled shower cubicle with glazed screen and electric shower. Pedestal hand basin, low level wc. Ceramic tiled flooring. Wall mounted electric heater.

BEDROOM ONE 12'3" x 10'4" (3.76m x 3.18m) measurements exclude front aspect double glazed bay window overlooking the garden and side aspect double glazed window.



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BEDROOM TWO 12'4" x 10'4" (3.79m x 3.18m) dual aspect double glazed windows to rear and side..

BEDROOM THREE 12'3" x 7'2" (3.76m x 2.19m) side aspect double glazed window, drop-down wooden ladder leading to

ATTIC HOBBIES ROOM 17'0" x 12'0" (5.22m x 3.68m) rear aspect Velux double glazed window, ample storage space.



BATHROOM rear aspect double glazed window, panelled bath with electric Mira Event shower over with glazed screen. Pedestal hand basin, low level wc. Part tiled walls.



OUTSIDE

To the front a block paved herringbone style driveway with space for approx. three vehicles, terminating at the **ATTACHED SINGLE GARAGE** with roller door, power, lighting and oil fired condensing central heating boiler. The garden has laurel hedging to the front and side, brick retaining wall with steps up to the herringbone style block paved path to the front door which also gives access to the rear. The garden has a good area of lawn to the front with central shrub bedding.

The rear garden is of a good size, hedged and fenced to all sides. Pebbled and paved patio with railway sleeper retained edging, external water supply, attached timber potting shed. The majority of the garden is lawned with well stocked established shrubs, flower beds and borders as well as some lovely over hanging silver birches and other trees providing a good degree of privacy and shade. The garden is a great feature of the property.



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 B.

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.

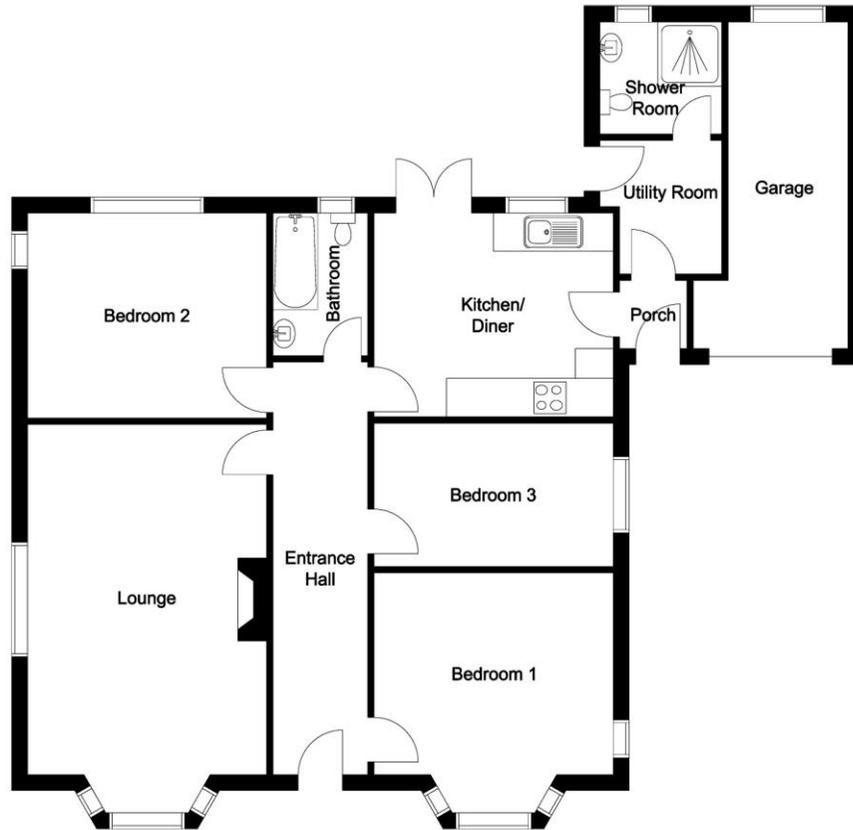
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in November 2022 and updated in August 2023.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
 CP Property Services @2022



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