



OAKLANDS, EAST MARKHAM
£650,000

BROWN & CO



OAKLANDS

LINCOLN ROAD, EAST MARKHAM
NEWARK, NOTTINGHAMSHIRE, NG22 0SS

DESCRIPTION

Oaklands is a fabulous family residence, delivering modern character with flowing layout, wealth of features and nestled within landscaped grounds in this highly regarded village.

Accommodation commences with a stunning reception hall, having central oak staircase, dividing and ascending to galleried landing over, a generous cloakroom with WC is to one side. The lounge is dual aspect with inglenook fireplace and garden access. A further living room sits adjacent, this also benefits from garden access and has a contemporary (propane) gas fire, opening to the spacious dining kitchen. The kitchen area is appointed with a wonderful range of two tone shaker style units with granite worktops and central island beneath wood block worksurface. The dining area boasts an additional log burner and has garden access too. A utility room completes the ground floor.

Sleeping space radiates around the magnificent central galleried landing, a truly atmospheric feature. The master bedroom has a dressing area together with contemporary en suite shower room. The second bedroom is particularly generous with range of wardrobes, box room and connects to a Jack and Jill shower room. The house bathroom is well appointed, again in a contemporary style.

The grounds are wonderfully landscaped to be enjoyed by all the family. Oaklands is approached via electric gates to a block paved driveway sweeping in front of the house, this terminates at the double garage which has an additional work area and WC, the driveway continues to sweep around the side of the property delivering additional parking. The main grounds are to the rear with extensive patio, to which there are multiple access points from the house and a lawned garden extends beyond, landscaped with shrubberies.

LOCATION

Nestled amongst the attractive properties of Lincoln Road, Oaklands, occupies a superb position, slightly elevated above the roadway. East Markham presently retains a variety of facilities, including Primary School, feeding the ever popular Tuxford Academy, public house, Village Hall, recreation ground and an active local community.



East Markham is bypassed by the A57, providing good road access into Lincoln. The A1 is situated at nearby Markham Moor, from which the wider motorway network is available. Both Retford and Newark have mainline railway stations with direct services into London's King's Cross (approximately 1 hour, 20 minutes from Newark). Leisure amenities and educational facilities, (both state and independent) are well catered for.

DIRECTIONS

Satnav – NG22 0SS

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ACCOMMODATION

RECEPTION HALL 24'9" x 10'2" to 15'0" (7.55m x 3.10m to 4.55m) central oak staircase, dividing and ascending to Galleried landing circulating over, tiled flooring, radiators.

CLOAKROOM WC, wainscot panelling, basin, tiled flooring, radiator.

LOUNGE 19'4" x 12'6" (5.90m x 3.81m) dimensions excluding deep recessed, inglenook fireplace in rustic brick with beamed feature and woodburning stove, dual aspect including garden access by double doors to rear, radiator

LIVING ROOM 16'3" x 13'0" (4.94m x 3.95m) garden access by double doors, corner set, contemporary style propane gas fire, radiator, opening directly to

DINING KITCHEN 24'9" x 13'0" (7.55m x 3.95m) attractive range of shaker style two tone, country units, granite worktops, illuminated pelmet over double Belfast sink unit, woodblock topped central island, dishwasher, fridge, beamed accent, tiled flooring and splashback to coordinate, ample dining space, log burner and garden access by double doors.

UTILITY ROOM 13'0" x 10'4" (3.95m x 3.15m) range of oak fronted units, larder cupboard, sink unit, oil fired central heating boiler, appliance recesses, plumbing for washing machine, personal door to garage.

FIRST FLOOR

GALLERIED LANDING atmospheric feature, front aspect windows, oak spindled balustrade over Reception Hall, storage cupboard, radiators.

BEDROOM ONE 16'4" to 21'0" x 13'0" (4.95m to 6.40m x 3.95m) rear aspect, radiator.





DRESSING AREA

EN SUITE SHOWER ROOM walk in showering area with frameless glazed screen, overhead rainfall shower and additional handset, range of vanity units with contemporary basin, WC, tiled flooring and one wall to compliment, chrome towel warmer.

BEDROOM TWO 24'9" x 15'2" (7.55m x 4.61m) dual aspect, part vaulted ceiling, range of inbuilt double wardrobes, further walk in box room, radiators.

JACK AND JILL SHOWER ROOM tiled showering enclosure basin, WC radiator.

BEDROOM THREE 19'4" x 12'6" (5.90m x 3.81m) dual aspect, radiators.

BEDROOM FOUR 13'0" x 9'6" (3.95m x 2.90m) rear aspect, radiator.

BEDROOM FIVE 10'2" x 9'0" (3.09m x 2.73m) storage cupboard, side aspect window, radiator, and connecting door to Jack and Jill bathroom.

HOUSE BATHROOM contemporary suite, panelled bath, walk-in showering enclosure with frameless glazed screen, overhead rainfall shower with additional handset, range of vanity units hosting basin and WC, tiled around fittings and flooring to compliment, contemporary towel warmer.

OUTSIDE

DOUBLE GARAGE 25'2" x 18'7" (7.67m x 5.66m) overall dimensions with additional work area, two electrically operated up and over doors, light power, external door and internal WC.

Delightful and landscaped grounds.

Front approach from Lincoln Road via electric gate opening to block paved driveway, sweeping round in front of the property and terminating at

the garage.

The driveway is flanked by lawn and shrub borders and continues in gravel around to the side of the property delivering additional off-road parking and general amenity space.

The principal garden lies to the rear, approximately the south side. An extensive paved patio spans the rear elevation having multiple access points from the living space making it ideal for alfresco entertaining. A lawned garden extends beyond with trees, shrubs and summerhouse nestled in one corner.

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 G.

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.

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 specialize 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.

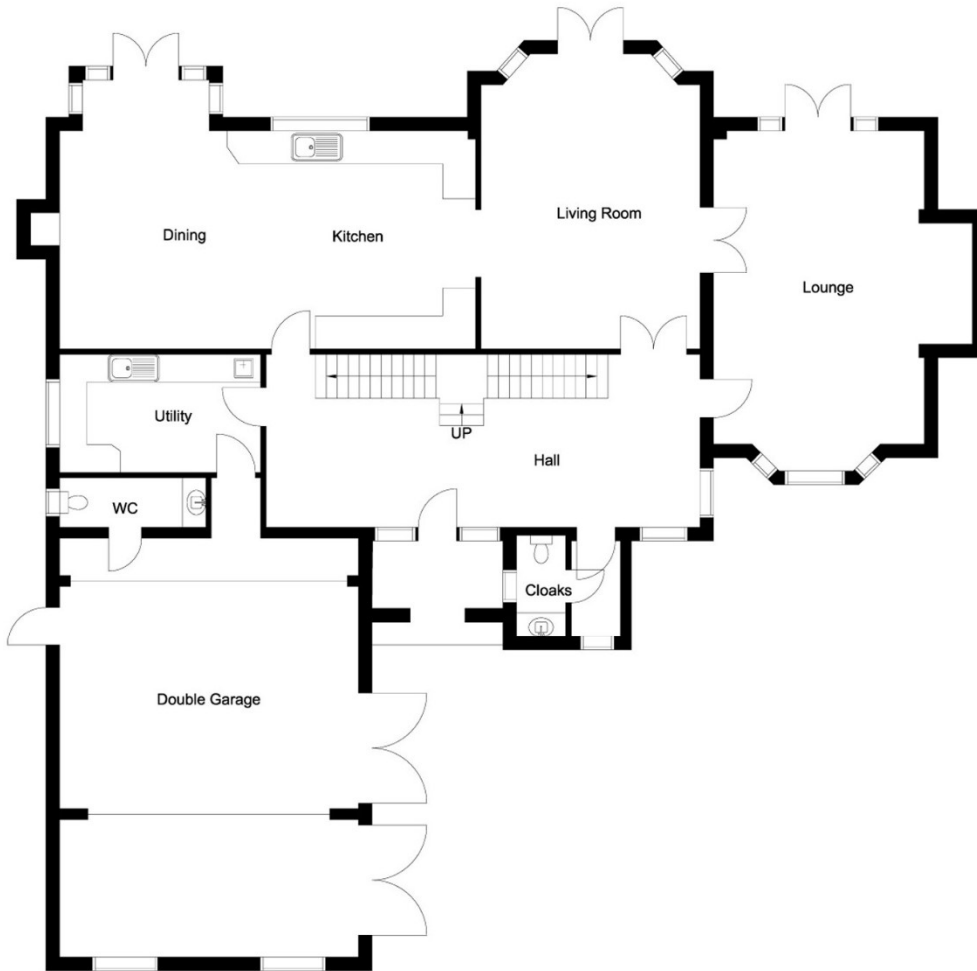
Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in March 2023.

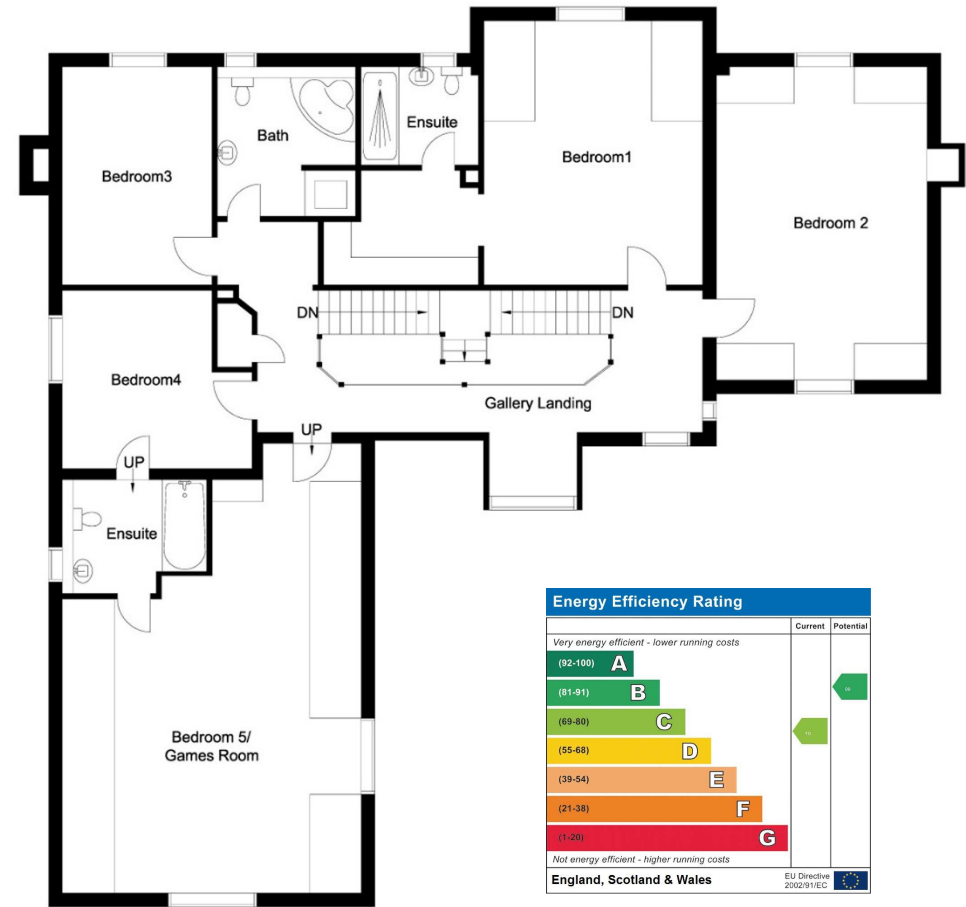




Ground Floor



First Floor



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			

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