



HADDON HOUSE, EAST MARKHAM  
£475,000

**BROWN & CO**



## HADDON HOUSE, LINCOLN ROAD, EAST MARKHAM, NEWARK, NG22 0SH

### DESCRIPTION

A modern and extended detached family home which currently has been configured to a four bedroomed house with en suite facilities, two reception rooms and the addition of a one bedroom annexe which was the original double garage. The property sits on a good sized plot with a good sized rear garden and is located within the popular village of East Markham.

### LOCATION

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

what3words:///polishing.optimally.ears

### ACCOMMODATION

Three quarter glazed UPVC door with leaded light and obscure glass and matching side windows with additional twin double glazed windows to

**ENTRANCE HALL** ceramic tiled flooring, part wood panelled walls, stairs to first floor landing, half glazed door to

**LOUNGE** 23'2" x 11'9" (7.10m x 3.64m) front aspect double glazed picture window, wood effect laminate flooring, feature fireplace with log effect electric fire. Wall light points, TV and telephone points, a range of fitted shelving with recessed lighting and

additional large walk in cupboard. Wooden skirtings, step up to conservatory.



**DINING ROOM** 17'9" x 11'9" (5.45m x 3.64m) two front aspect double glazed windows. Wood effect flooring. Half glazed door to

**KITCHEN BREAKFAST ROOM** 17'10" x 11'4" (5.48m x 3.46m) rear aspect double glazed window. An extensive range of wood fronted base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine and tumble dryer. Integrated dishwasher. Built in electric oven with four ring electric hob and extractor above. Ample working surfaces, part tiled walls, recessed lighting, space for American style fridge freezer. Additional range of matching larder cupboards, slate tiled flooring. Step up to

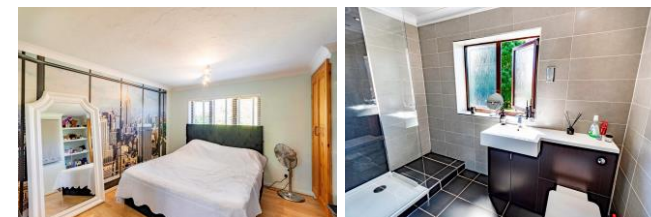


**P-SHAPED CONSERVATORY** 21'5" x 12'2" (6.54m x 3.73m) with three quarter double glazed French doors into the garden. Double glazed wooden framed windows. Laminate flooring, part wood panelled walls. Polycarbonate ceiling with opening windows and central ceiling fan.



**FIRST FLOOR LANDING** with part wood panelled walls, rear aspect double glazed window. Access to roof void which is part boarded with light and ladder.

**BEDROOM ONE** 19'5" x 9'7" (5.94m x 2.97m) measured to front of built in double wardrobe with hanging and shelving space. Two rear aspect double glazed windows overlooking the rear garden. TV point. Built in shelved niche. Wall light points. Door to



**EN SUITE BATHROOM** 11'6" x 9'5" (3.53m x 2.90m) front aspect obscure double glazed window. Corner fitted panel enclosed bath with mixer tap and raised plinth. Corner tile enclosed shower cubicle with glazed screen and electric Triton Cara shower. His and hers vanity inset sink with cupboards below, white low level wc. Painted wood flooring, part tiled walls, dado rail. Wall light points. Large wall

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mounted mirror with recessed lighting above and strip light/shaver socket.

**BEDROOM TWO 14'0" x 12'0" (4.31m x 3.66m)** front aspect double glazed window with views across fields. Wood effect laminate flooring, TV aerial lead.



**BEDROOM THREE 11'9" x 10'5" (3.62m x 3.20m)** front aspect double glazed window with views across fields. Built in double wardrobe, range of fitted shelving, laminate flooring, TV aerial lead.

**BEDROOM FOUR 13'6" x 6'6" (4.15m x 2.00m)** dual aspect double glazed windows to front and rear with views to the front of the garden and fields opposite. Exposed wooden flooring, waste height shelf with storage below.

**SHOWER ROOM 8'9" x 7'10" (2.71m x 2.43m)** rear aspect obscure double glazed window. Walk in shower cubicle with aqua boarding surround, glazed screen, mains fed shower with handheld attachment and raindrop shower head. P-shaped vanity unit with inset sink and mixer tap. Low level wc with concealed cistern and cupboards below. Additional matching base cupboard, towel rail radiator, ceramic tiled flooring, tiled walls, recessed lighting, extractor and shaver socket.

#### ANNEXE

Three quarter glazed UPVC double doors into

**BREAKFAST KITCHEN 21'7" x 10'0" (6.60m x 3.08m)** side double glazed window, wall light point and cupboard with hanging and shelving. A range of white shaker style base and wall mounted

cupboard and drawer units. Circular sink drainer unit with mixer tap and cupboards below. Space for washing machine. Four ring electric hob with extractor canopy above. Built in electric oven, working surfaces. Part wood panelled walls, wall light points. Leaded light glazed window looking into the living room.



**LIVING ROOM 21'9" x 17'0" (6.67m x 5.21m)** rear aspect double glazed window. Central ceiling rose, TV and telephone points. Door to bedroom. Double glazed French doors into



**CONSERVATORY 10'4" x 10'0" (3.18m x 3.08m)** brick based with wood framed double glazed windows, polycarbonate ceiling, central ceiling fan/light. Ceramic tiled flooring.

**SHOWER ROOM 8'6" x 10'3" (2.62m x 3.15m)** high level double glazed window. Walk in aqua boarded enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment

and raindrop shower head. Corner fitted vanity unit with inset sink and wooden cupboards below. Low level wc, part tiled walls, part wood panelled walls. Recessed lighting, half glazed door to

**BEDROOM 17'5" x 9'4" (5.33m x 2.87m)** measured to front aspect double glazed bay window. Part wood panelled walls. Range of built in bedroom furniture with hanging and shelving space. Spot lighting, access to roof void, return door to breakfast kitchen.

#### **OUTSIDE**

The front of the property has sleeper retaining boundary with shrub beds, brick pillars leading to the herringbone style block paved driveway with space for several vehicles. The garden is low maintenance with pebbled areas and curved pathway leading to the front door and front block paved patio. The remainder of the garden is stoned for low maintenance but also could provide additional parking. Pedestrian access to one side leading to the rear garden.

The rear garden is a good size, fenced and hedged to all three sides. Raised pebbled seating area with external lighting and water supply. Additional paved patio area. To the side of the property is a metal encased cupboard housing the oil fired central heating boiler. The garden has a good area of sculptured lawn, a bamboo pagoda with wooden decking and there are good areas of established shrub, flower beds and borders. To the rear of the plot there is an additional hard standing with space for two large timber sheds and a further pebbled seating area.

#### **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.

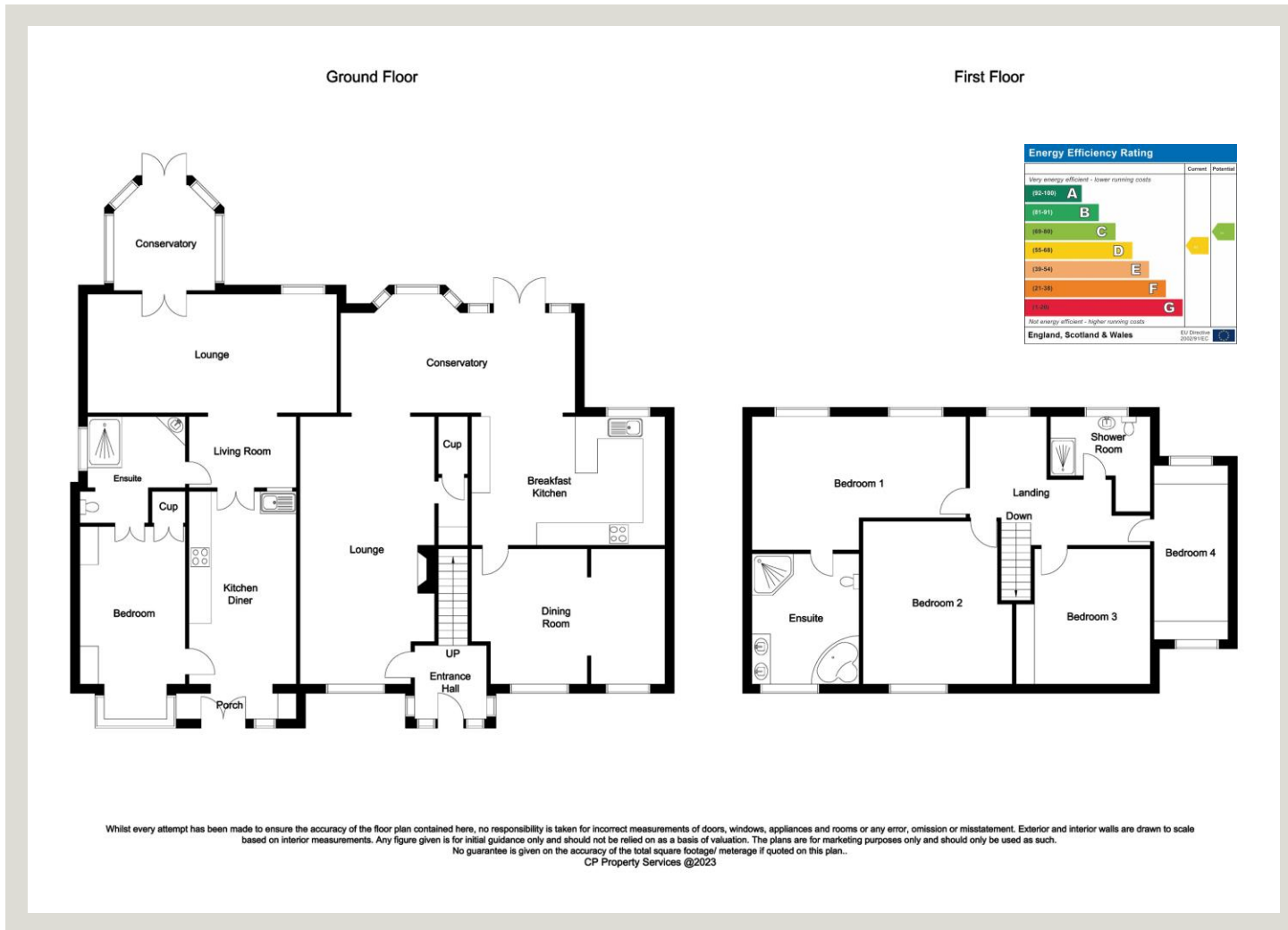
Viewing: Please contact the Retford office on 01777 709112.

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 June 2023.





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