



## MANOR LODGE

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3A THE SPINNEY ELSTON NOTTINGHAMSHIRE NG23 5PE

*A stunning new detached bungalow by Joynes Developments Ltd*

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)





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## MANOR LODGE

A stunning recently completed detached three-bedroom bungalow/single storey contemporary home appointed to a remarkably high standard, with commendable attention to detail.

Architectural and design features of this stunning home include stone dressed sealed unit double glazed windows, attractive red brick elevations beneath a clay pantile roof, luxurious sanitaryware and arguably the signature feature of Manor Lodge... an absolutely 'show stopping' open plan kitchen/dining/living room.

In our opinion Manor Lodge is well suited to a variety of age and family combinations, is at the forefront of modern design and specification criteria, being a first-class example of bespoke individual small scale residential development, internal inspection is highly recommended.

## ELSTON

Elston is a thriving village on the edge of the Vale of Belvoir to the east of the A46 Fosse Way, offering the essentials of a traditional English village lifestyle - including a Post Office/general store, community shop, an expanding primary school, a village inn and an 'active church'.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina.

### FAST LONDON MAIN LINE CONNECTION

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

**PRICE GUIDE: £675,000**



## INTERNAL DESCRIPTION

High grade composite five lever entrance door with full height sealed unit double glazed screens to each side opening to:

### **Wide Entrance Hall**

*An immediate indication of the superb specification and internal finish of this stunning home.*

Herringbone design wood grain effect porcelain tiling extending through to the connecting kitchen/living area. High mono pitch ceiling, corniced ceiling and LED uplighting. Floor to ceiling three section sealed unit double glazed window overlooking the private front entrance court. Traditional fielded wall décor, high grade electrical fittings and fitted wall lights. Quarter panelled oak door connecting to:



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### Magnificent Open Plan Kitchen/Dining/Living Area

*This beautifully designed open plan living space is arguably the signature feature of Manor Lodge described as follows:*

#### Kitchen/Dining Room

6.50m x 5.15m (21'3" x 16'9")

Featuring a wonderful high open vaulted ceiling with an exposed oak roof truss formation and a full height slate dressed centre wall dividing this room from the connecting living room/sitting room.

The main handcrafted bespoke kitchen installation features pastel tone perimeter cabinets at base and wall height with brass furnishings and exquisite veined quartz working surfaces over in a U-shaped formation. The main kitchen installation is complemented by a quartz topped island with contrasting graphite grey cabinets and drawers beneath. Imposing chimney breast feature with housing beneath for the fitted range cooker. Double Belfast sink unit - fitted Quooker boiling tap. Fitted American style fridge freezer. Integrated automatic dishwasher.

*In our opinion a rather special country kitchen with a close attention to detail and a number of excellent embellishments.*

Series of sealed unit double glazed windows with attractive country garden aspects. Rear personnel door. Tri-section bi-folding doors opening to the front entrance and two openings either side of the central feature wall connecting to:

#### Living Room/Main Sitting Room

5.15m x 3.45m (16'9" x 11'3")

Central carpet well and perimeter tiling. Bespoke media wall. High vaulted ceiling - Velux sealed unit double glazed roof light. Corniced ceiling detail with LED uplighting.

Large central chandelier light fitting with matching light fittings to the main kitchen area.





### **Rear Bedroom One**

5.20m x 3.25m (17'0" x 10'9")

Sealed unit double glazed window overlooking the attractive lightly wooded rear garden. High vaulted ceiling lines, ceiling corniced detailing with LED uplighting. Central chandelier light fitting.

### **Stunning En Suite Shower Room**

A luxuriously appointed shower room/wet room with porcelain stone wall and floor tiling comprising a spacious walk-in shower area with overhead rain shower, hand shower and glazed splash screen, floating vanity wash hand basin with black pedestal mixer tap and a low flush wc with concealed cistern. Heated towel rail. *Close attention to detail is much in evidence.*



### **Front Bedroom Two**

5.20m x 3.25m (17'0" x 10'9")

High vaulted open ceiling - fitted chandelier. Sealed unit double glazed window to front entrance court. Corniced ceiling detail with LED uplighting. Quarter panelled oak door connecting to:

### **Luxury En Suite Shower Room/Wet Room**

Similarly appointed to bedroom one with a large walk-in shower area with overhead rain shower and separate hand shower, floating vanity unit with pedestal tap and a low flush wc with a concealed cistern. Graphite towel rail. *Close attention to detail.*

*From the main entrance hall, a secondary range of accommodation comprises:*





**Bedroom Three - Snug** 4.35m x 2.75m (14'3" x 9'0")

Sealed unit double glazed window overlooking the side garden. High open vaulted ceiling and fitted central chandelier. Corniced detailing with LED uplighting. Quarter panelled oak door.

**Study – Nursery Room** 2.95m x 1.95m (9'9" x 6'3")

Having a sealed unit double glazed window to the side. Access to roof void.

**Luxurious House Bathroom**

Having a complete white suite comprising a deep freestanding contemporary bath with Flova pedestal mixer tap – hand shower, double floating vanity unit with twin pedestal mixer taps and mirror light fixture above and a low flush wc. Satin brass heated towel rail. Striking marble design porcelain floor and wall tiling. Floating ceiling detail with LED uplighting. Translucent sealed unit double glazed window.

**Well Appointed Utility Room**

Having a range of cabinets matching the main kitchen installation providing useful general-purpose storage. Fitted Belfast sink unit. High grade richly veined quartz working surfaces. Electric fuse box - circuit breaker location. Plumbing for automatic washing machine.





## GARDENS AND GARAGING

A particular attraction of the sale of Manor Lodge is the peaceful setting in the heart of the village with access from a long private tarmacadam driveway.

A fenced and brick pillared entrance with electrically operated sliding timber doors and an independent hand gate opening on to an attractive resin bonded entrance court gives access to the garage and ensures a high degree of privacy.

### **Detached Oak Dressed Garage/Home Office/Gymnasium**

4.95m x 4.55m (16'3" x 15'0")

Having internally plastered walls, bi-folding glazed doors, an attractive clay tiled roof and oak clad gabled side elevations. The resin bonded courtyard and small lawned foregarden area is delightfully sheltered and will afford a pleasant relaxation area to enjoy in particular the afternoon and late day sun.

Pedestrian pathways give access all around the property and to the rear there is a wonderful woodland style garden with a wide patio overlooking a spinney area relieved by a gently sloping lawn, a stocked border with the elevated rear boundary to Low Street offering a pleasing village street scene aspect.



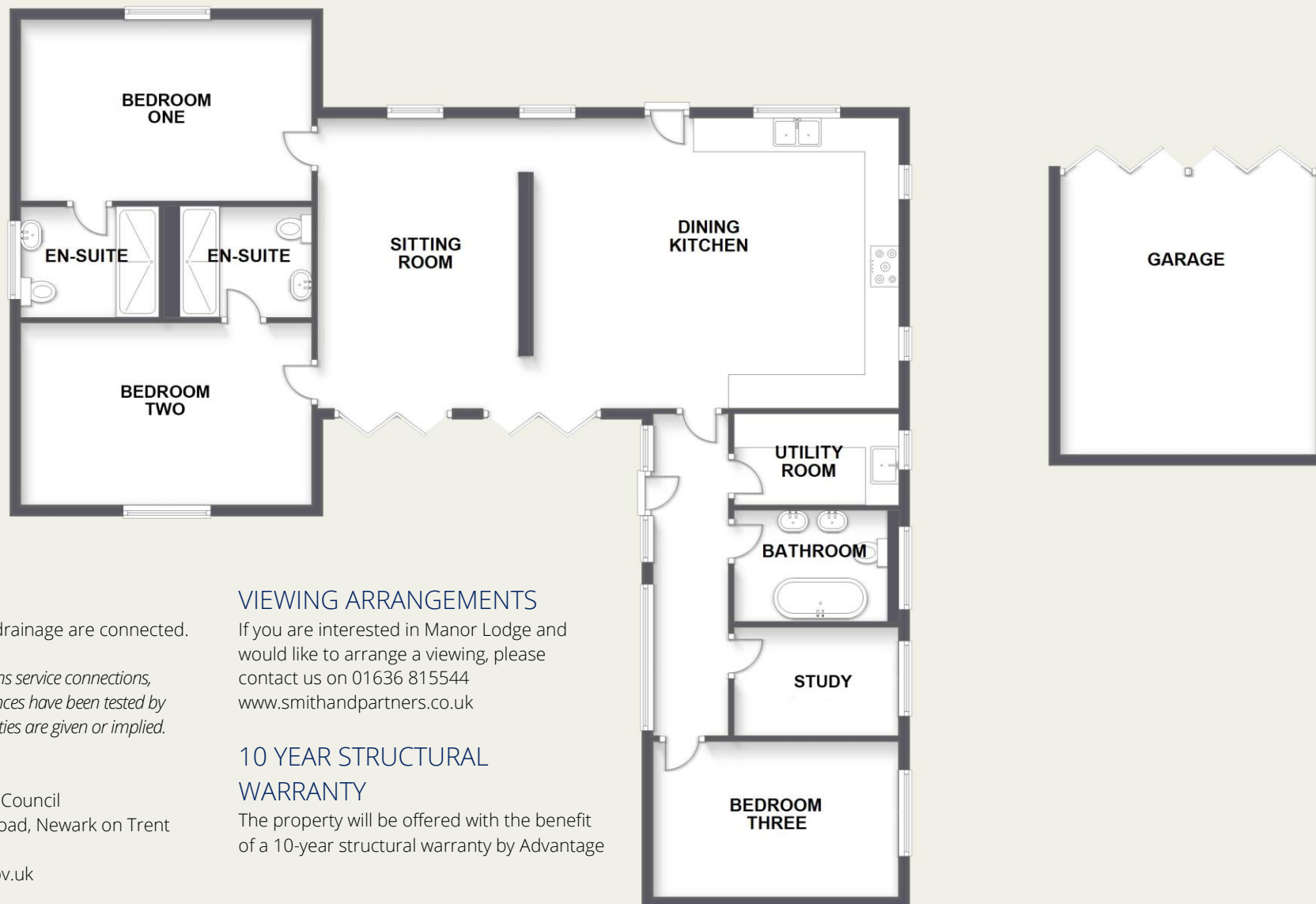
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## GENERAL INFORMATION & FLOORPLANS FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



### SERVICES

Mains electricity, water and drainage are connected.  
Midea air source heating.  
*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### LOCAL AUTHORITY

Newark & Sherwood District Council  
Castle House, Great North Road, Newark on Trent  
Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### VIEWING ARRANGEMENTS

If you are interested in Manor Lodge and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

### 10 YEAR STRUCTURAL WARRANTY

The property will be offered with the benefit of a 10-year structural warranty by Advantage

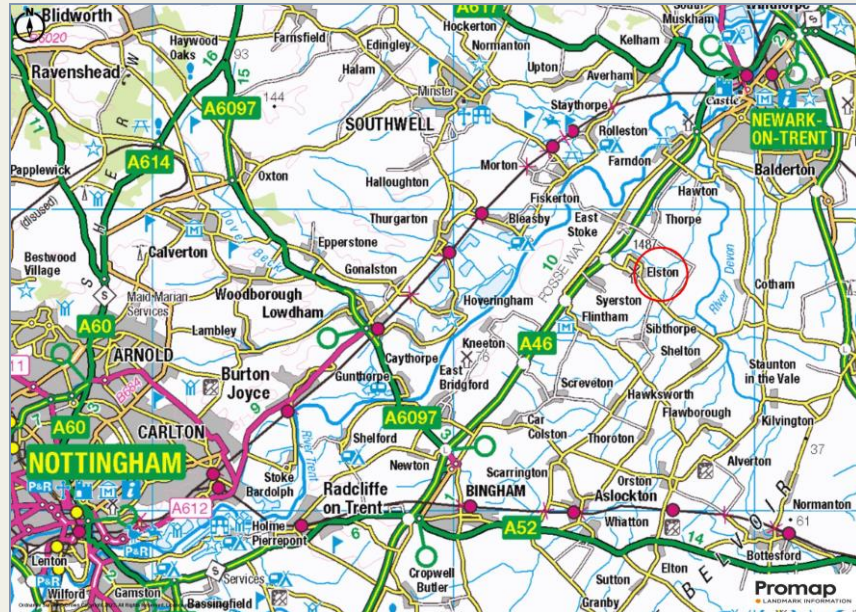
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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0310-3658-4230-2697-2821

## LOCATION PLAN

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## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





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