



GREENBANKS, HIGH STREET, EAST MARKHAM
Offers Over £390,000

BROWN & CO

GREENBANKS, HIGH STREET, EAST MARKHAM, NEWARK, NG22 ORE

DESCRIPTION

An immaculately presented two bedroom detached dormer style bungalow on the edge of this favoured and popular village location. The property benefits from a good sized front aspect living room, dual aspect kitchen dining room leading into a sunroom and a first floor en suite bedroom. In addition, there is a refitted ground floor shower room. Greenbanks is situated on a good sized plot with generous front, side and rear gardens. There is a store room as well as parking for several vehicles and viewing is strongly recommended.

LOCATION

Greenbanks 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.

DIRECTIONS

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ACCOMMODATION

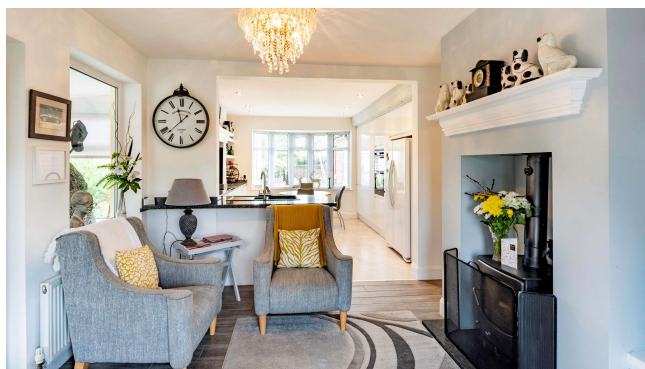
Three quarter glazed UPVC door with matching slimline windows into

ENTRANCE HALL 10'5" x 6'6" (3.19m x 2.01m) side aspect double glazed window.

LOUNGE 16'9" x 12'9" (5.16m x 3.92m) measurements exclude front aspect double glazed bay window. Feature sandstone fireplace with matching hearth, period style skirtings, stairs to first floor landing, TV and telephone points.



SITTING ROOM (COULD BE 3RD BEDROOM) 12'9" x 11'8" (3.94m x 3.60m) rear aspect double glazed French doors. Double glazed window and glazed oak door leading into the conservatory. Feature fireplace with multi fuel stove on raised hearth with wooden mantle above. Amtico flooring, recessed shelving with TV points. Opening into



KITCHEN/DINER 12'9" x 10'10" (3.94m x 3.35m) measurements exclude front aspect double glazed bay window. A well appointed and extensive range of white high gloss, handle less, soft close base and wall mounted cupboard and drawer units, 1 ¼ sink drainer unit with mixer filter tap, integrated dishwasher, four ring Bosch induction hob with extractor above set into fireplace recess. Built in Bosch oven and grill, space for upright American style fridge freezer. Ample working surfaces with matching upstands. Recessed lighting.

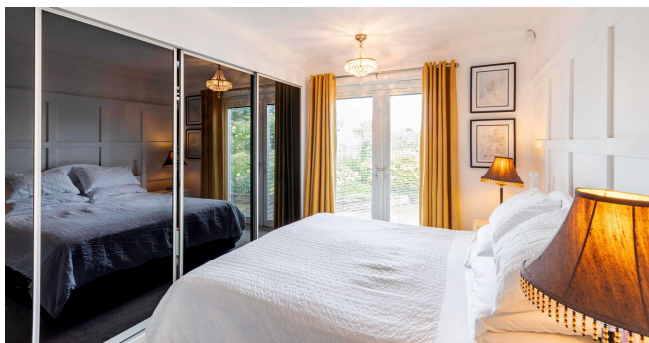


SUNROOM 13'9" x 8'3" (4.24m x 2.52m) brick base with double glazed windows. Single double glazed door to front and single glazed door to rear. Amtico flooring, period style skirtings and wall light points.



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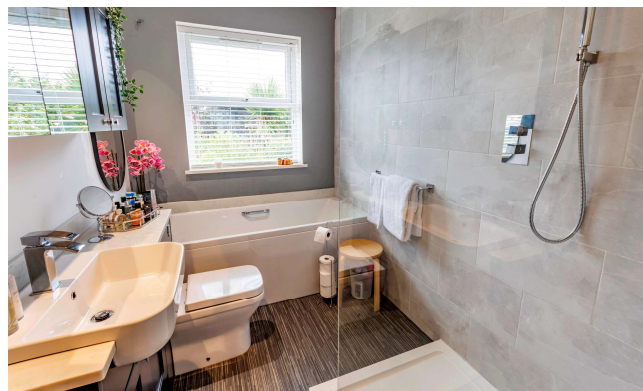
BEDROOM ONE 12'10" x 9'0" (3.96m x 2.76m) measured to front of wardrobes. Double glazed French doors into the garden. Part wood panelled walls. TV and telephone points. Full length range of fitted wardrobes with sliding door and ample hanging and shelving space and doorway leading into



UTILITY ROOM/LAUNDRY ROOM 11'3" x 7'9" (3.45m x 2.42m) return door to garage, double glazed obscure window and composite door to rear garden. Double base unit with single stainless steel sink drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Additional range of dove grey handle less soft close cupboards, floor mounted Grant oil fired central heating boiler. Tempest hot water cylinder with filter. Central heating programmer, recessed lighting.

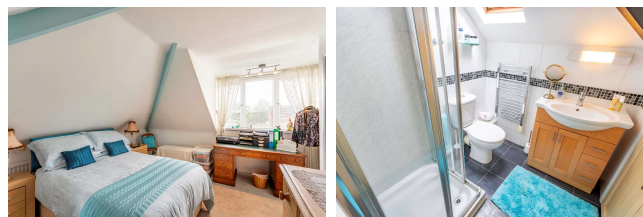


FAMILY BATHROOM 9'5" x 6'3" (2.88m x 1.92m) rear aspect double glazed window. Four piece white suite comprising full width panel enclosed bath with contemporary mixer tap/handheld shower attachment. Vanity unit with inset sink with mixer tap, low level wc with concealed cistern with dark grey cupboards below, matching wall mounted cupboard and mirror fronted medicine cabinet. Good sized walk in shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head. Part tiled walls, anthracite towel rail radiator. Recessed lighting.



FIRST FLOOR LANDING

BEDROOM TWO 13'0" x 12'9" (3.99m x 3.92m) maximum measurements, front aspect double glazed window, spotlighting, some exposed ceiling timbers. A range of low level wardrobes with hanging and shelving, access to eaves storage, TV aerial lead, door to



EN SUITE SHOWER ROOM side aspect Velux style window. Corner fitted shower cubicle with aqua boarding, electric shower, glazed screen, vanity unit with inset sink and cupboards and drawers below, low level wc. Additional range of shelving/airing cupboard. Ceramic tiled walls, ceramic tiled floor, chrome towel rail radiator.

OUTSIDE

The front garden is of a good size and is predominantly lawned with sculptured edges, shrub and flower borders. There is a path leading to the side of the property with established shrub, flower beds and borders and laurel hedging providing screening. Long driveway providing parking for several vehicles with an additional pebbled area for parking with raised barked area and shrubs. Block paved herringbone style front patio/path, external lighting and attached **STORE ROOM** with up and over door, power and light. Side wooden gate giving access to the rear garden.

The rear garden has a full width paved patio with raised brick edged shrub, flower beds and borders. External lighting and water supply. Oil tank. Timber shed, timber workshop, log store and aluminium greenhouse. Potential for further parking. The gardens are an attractive feature of the property with a good area of lawn, raised soft fruit and vegetable patches and rose pergola leading to an additional part of the garden which leads to timber effect grey composite **SUMMER HOUSE** with bifold doors, log burner, power, light and raised decking to the front.

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 C.

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 September 2023.

Ground Floor

First Floor

Outbuilding

Energy Efficiency Rating

Band	Very energy efficient - lower running costs	Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

England, Scotland & Wales

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 @2023



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