



Stone Lea Top Street, Askham NEWARK NG22 0RP

welcome to

Stone Lea Top Street, Askham NEWARK

This is a BEAUTIFULLY APPOINTED six bedroom detached residence which includes an attached two bedroom annexe with its own entrance. Positioned on a SUPERB plot of approx one of an acre of mature gardens. Situated in the much regarded quaint village of Askham.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iam sold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iam sold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Cloakroom

Fitted with a wash hand basin and w.c. Central heating radiator and a double glazed window.

Rear Entrance Lobby

Double glazed window and door.

Living And Dining Kitchen

The kitchen area is fitted with a comprehensive range of grey wall and base units with worksurfaces to complement, breakfast bar and a circular sink and drainer. A range of integrated appliances include an electric hob with an extractor above, electric double ovens, microwave and a dishwasher, space for a

fridge. LTV Flooring and, spotlights, double glazed window and a central heating radiator. Open into a living and dining area with LTV flooring continuing from the kitchen, vertical central heating radiator, spotlights and a double glazed door.

Lounge

This spacious lounge has a double glazed window to the front plus a double glazed window and door to the side. Media wall with a remote controlled driftwood effect fire and two central heating radiators.

Study

Double glazed window to the side and rear, LTV flooring and a multifuel stove set into the chimney breast.

Utility Room

Fitted with wall and base units, space for a dryer and plumbing for a washing machine. Central heating radiator, two double glazed windows and LVT flooring.

Cloakroom

Fitted with a wash hand basin and a w.c.

Ground Floor Bedroom

Double glazed window, central heating radiator, coving to the ceiling and LVT flooring.

Ground Floor Bedroom

Double glazed window, central heating radiator and fitted wardrobes.

Bathroom

Fitted with a luxury three piece suite including a double ended bath with central tap, wash hand basin set into a vanity unit, walk in double shower and a w.c. Aqua boarded splashbacks and LVT flooring.

First Floor Landing

Velux window and a central heating radiator.

Bedroom

Double glazed window, central heating radiator and sloping ceilings to both sides.

Bedroom

Double glazed window, central heating radiator and sloping ceilings to both sides.

Annexe Entrance Hall

LVT flooring, central heating radiator and storage.

Annexe Living/Dining/Kitchen

Fitted with base units with wooden worktops and a circular sink and drainer. Central heating radiator, double glazed window and french doors.

Annexe Bathroom

Fitted with a modern three piece suite, aqua boarded splashbacks, LTV flooring and a central heating radiator.

Annexe Bedroom

Modern decor, central heating radiator and LVT flooring.

Annexe Bedroom

Two double glazed windows, two central heating radiators and LVT Flooring.

Exterior

Positioned on a superb mature plot of approx one third of acre of lawned gardens with raised beds, paved patio areas and paths, pebbled area and an abundance of plants and shrubs.

Parking And Garage

A pebbled driveway provides extensive parking for several vehicles and leads to the garage.

Agent Notes

Fully owned solar panels
Recently installed heat pump system



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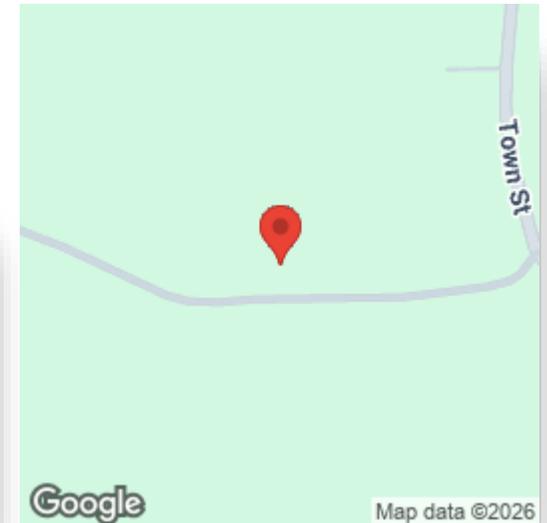
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautifully appointed detached home
- Attached two bedroom annexe with its own entrance

Tenure: Freehold EPC Rating: B

Council Tax Band: F

guide price

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110614 - 0003

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william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)