



**Lynden Lodge Ossington Road, Kneesall,  
Newark, NG22 0AB**

**Guide Price £575,000**  
**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home, No Upward Chain
- Lying in the region of 1,850 sq.ft. (171.87 sq.m)
- 3 Reception Areas
- Spacious Initial Entrance Hall
- Edge of Village Location
- Tastefully Modernised Throughout
- 4 Double Beds, En-suite & Main Bathroom
- Ground Floor Shower Room
- Gated Driveway, Garage, Panoramic Views
- Viewing Highly Recommended

We have pleasure in offering to the market this unique and beautifully modernised detached family home which offers an excellent level of accommodation lying in the region of 1,850 sq.ft. (171 sq.m) (excluding the attached garage) laid out over two floors and offering a spacious, light and airy feel with many rooms affording dual aspects across surrounding paddocks and countryside.

The accommodation provides three main reception areas and four double bedrooms, the principal of which benefits from en-suite facilities with a separate beautifully presented contemporary bathroom. The ground floor is a fantastic space with an impressive, well, proportioned entrance hall which leads through into a sitting room with a dual aspect including bi-fold doors to the front and the focal point of the room being a chimney breast with an attractive Morso solid fuel stove. This leads through to a central dining area and to a useful addition of a conservatory at the rear. The kitchen is tastefully appointed with a range of oak-fronted units and integrated appliances with useful utility and ground floor shower room off.

In addition, the property benefits from updated double glazed windows, oil fired Worcester Bosch central heating boiler with a pressurised water system and neutral decoration throughout.

The property occupies a delightful plot on the edge of this conservation village affording fantastic panoramic views with a gated driveway providing ample off-road parking with attached garage and pleasant enclosed gardens at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

#### ACCOMMODATION

An attractive canopied open fronted porch with oak column leads to the main entrance with a contemporary entrance door by Kloeber with double-glazed lights and in turn an impressive main entrance hall.

#### ENTRANCE HALL

14'10" in stairwell x 13'3" (4.52m in stairwell x 4.04m)

A particularly well-proportioned initial reception giving a feeling of space with attractive oak flooring and deep skirting, an architrave with oak internal doors with spindled balustrade,

turning staircase rising to the first floor landing, modern column radiator and further door leading through into the main sitting room.

#### SITTING ROOM

23'8" x 12'7" (7.21m x 3.84m)

A well-proportioned dual aspect reception which in turn leads through into the dining room which combined creates a fantastic level of space perfect for entertaining and everyday living. The focal point of the room is a chimney breast with a modern Morso solid-fuel stove inset on a slate hearth. Attractive oak flooring and deep skirting with two column radiators with double-glazed aluminium bi-fold doors to the front and windows to two of the elevations. A large open doorway in turn leads through to the dining room.

#### DINING ROOM

12'10" x 11'8" (3.91m x 3.56m)

A versatile space ideal as formal dining lying adjacent to the kitchen and linking through into a conservatory at the rear and provides a generous space large enough to accommodate a large dining table with a continuation of the oak flooring and deep skirting with column radiator and oak double-glazed bi-fold doors leading through into the conservatory.

#### CONSERVATORY

16'0" x 8'3" (4.88m x 2.51m)

A useful addition to the property providing a further versatile reception space finished in anthracite woodgrain-effect foil with pitched tinted glass roof and full height double glazed side panels with French doors leading out into the garden and affording fantastic views across adjacent paddocks beyond. In addition, there are two wall light points, central heating radiator and engineered oak flooring. Returning to the main dining room, a further oak door leads through into the kitchen.

#### KITCHEN

14'8" x 14'11" (4.47m x 4.55m)

A generous space affording a fantastic aspect across the garden and paddocks beyond with far reaching panoramic views. The kitchen is appointed with a generous range of modern oak-fronted wall, base and drawer units with brushed metal fittings and a generous run of preparation

surfaces. Inset twin-bowl sink and drainer unit with brushed metal mixer tap, waste disposal unit and tiled splashbacks with under-unit lighting. This in turn is complimented by a central island unit providing a further working area with an integral breakfast bar, additional storage, included freestanding electric range cooker with induction hob over, further integrated appliances include an under-counter dishwasher and fridge, tiled floor, central heating radiator, useful understairs pantry with inset downlighters to the ceiling and double-glazed window to the rear. From the kitchen a further door leads through into the utility room.

#### UTILITY ROOM

10'0" x 7'8" (3.05m x 2.34m)

Having fitted base units with butcher's block work surface over with inset stainless steel sink

and drainer with brushed metal mixer tap with plumbing for a washing machine, space for tumble dryer, central heating radiator, tiled floor and uPVC double glazed window and exterior door into the garden. A further oak door leads through into a ground floor shower room.

### **GROUND FLOOR SHOWER ROOM**

7'9" x 6'0" (2.36m x 1.83m)

Tastefully appointed with a contemporary suite comprising quadrant shower enclosure with curved sliding double doors, wall-mounted Mira electric shower, vanity unit with over-mounted round bowl wash basin with freestanding mixer tap, close-coupled w/c with tongue and groove splashbacks, contemporary towel radiator and double-glazed windows to two elevations.

Returning to the main entrance hall, a wide staircase with attractive spindled balustrade rises to an L-shaped first floor landing.

### **FIRST FLOOR LANDING**

18'6" max. x 11'8" max. (5.64m max. x 3.56m max.)

Access to the loft space above with pull-down ladder and partial boarding. From the landing further oak doors lead to:-

### **BEDROOM ONE**

14'0" (excluding wardrobes) x 11'6" max. (4.27m (excluding wardrobes) x 3.51m max.)

An L-shaped double bedroom benefiting from en-suite facilities and affords fantastic panoramic views to the rear with integrated wardrobes and a central heating radiator. The room provides a linking door into a further double bedroom, potentially subject to consents could be combined to create a superb well-proportioned principal suite. From this room a further oak door leads into an en-suite shower room.

### **EN-SUITE SHOWER ROOM**

7'11" x 4'7" (2.41m x 1.40m)

Tastefully appointed with a contemporary suite comprising double-width shower enclosure with glass sliding screen, flush-mounted wall mixer and rose over with bespoke oak vanity unit with freestanding round bowl wash basin, mixer tap with tumbled marble splashbacks, close-coupled w/c and contemporary towel radiator. This room has a further door and links into bedroom two.

### **BEDROOM TWO**

10'9" x 11'7" (3.28m x 3.53m)

A further double bedroom affording superb views to the rear with a central heating radiator and uPVC double glazed-window with further door returning to the main landing.

### **BEDROOM THREE**

12'7" x 11'3" max. (3.86m x 3.45m max.)

An L-shaped double bedroom affording a dual aspect with double-glazed windows to the front and side with built-in wardrobes and a central heating radiator,

### **BEDROOM FOUR**

11'8" max including wardrobes x 10'6" (3.56m max including wardrobes x 3.20m) A further double bedroom having an aspect to the front with built-in wardrobes, central heating radiator and uPVC double-glazed window.

### **MAIN BATHROOM**

13'9" max into alcove x 9'2" (4.19m max into alcove x 2.79m)

A stunning well-proportioned space, beautifully appointed with a contemporary suite comprising an impressive freestanding modern double-ended slipper bath with freestanding swan-neck mixer tap with integral shower handset, separate large shower enclosure with glass screen and wall mounted shower mixer with rose over, close-coupled w/c with bespoke oak vanity unit with wash basin and mixer tap, attractive contemporary tiling, chrome towel radiator with uPVC double-glazed window.

### **EXTERIOR**

The property occupies a pleasant established plot with wonderful panoramic views to the rear. Set well back from the lane behind a hedged frontage with double timber gates leading onto a substantial driveway which provides an excellent level of off-road parking with established lawn to the side. The driveway proceeds to the attached garage and leading to the rear garden which offers a pleasant outdoor space with generous gravelled seating areas, central lawn, established borders and useful timber storage shed. The garden affords fantastic views across adjacent paddocks and countryside beyond.

It's also worth noting the current vendors rent an additional parcel of grazing land of approximately 2.5 acres, directly to the rear of the property. Although a continued tenancy cannot be guaranteed by the agent, enquires could be made as to whether future vendors could continue to rent the land.

### **GARAGE**

20'3" x 16'2" (6.17m x 4.93m)

Having electric up-and-over door, power and light and also housing the oil-fired gas central heating boiler and pressurised hot water system with double-glazed window to the side and courtesy door.

### **COUNCIL TAX**

The property is registered as council tax band E.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **ADDITIONAL INFORMATION**

The property is situated in a Conservation Area.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as

broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

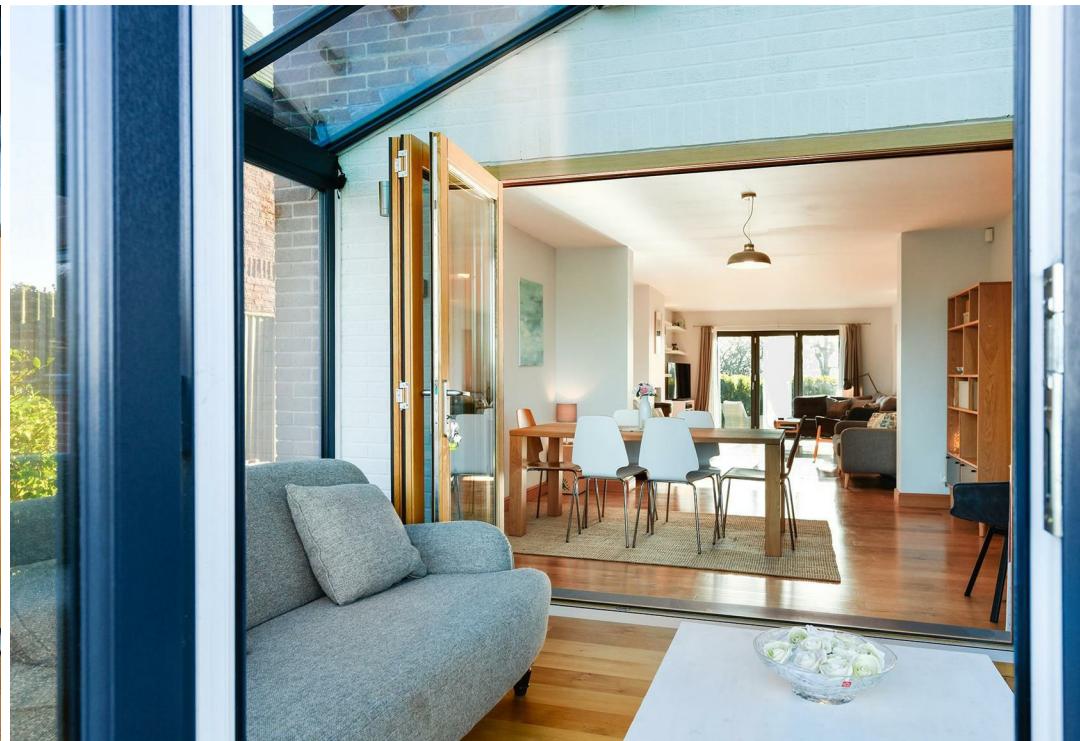
Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>



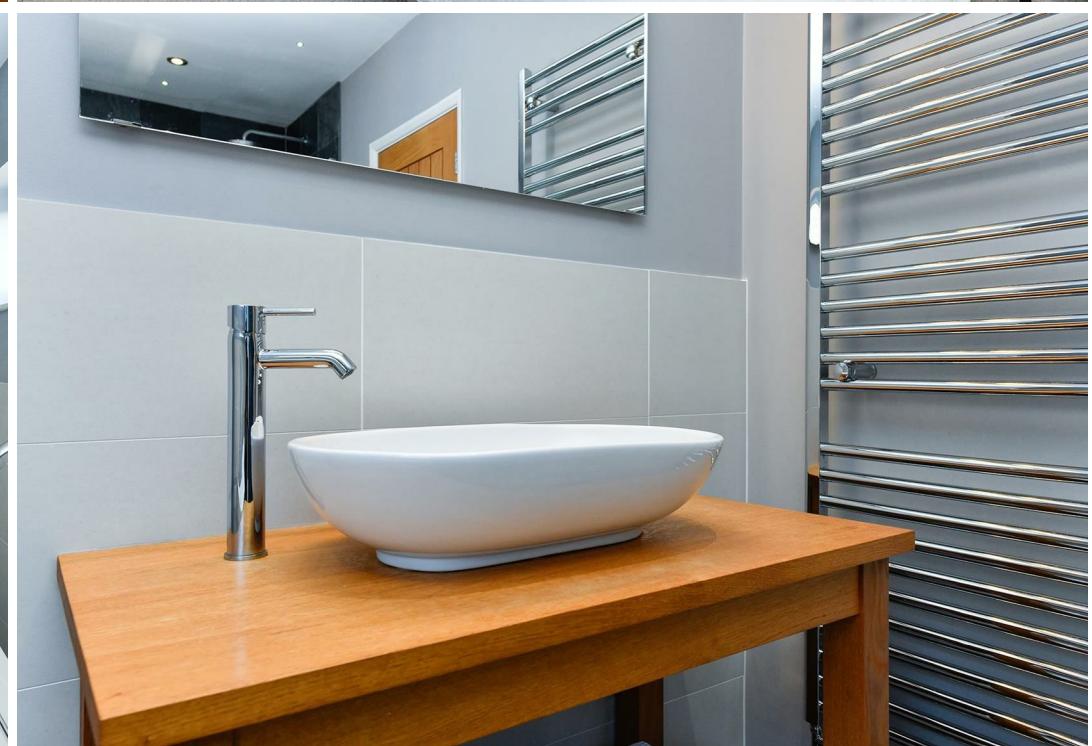








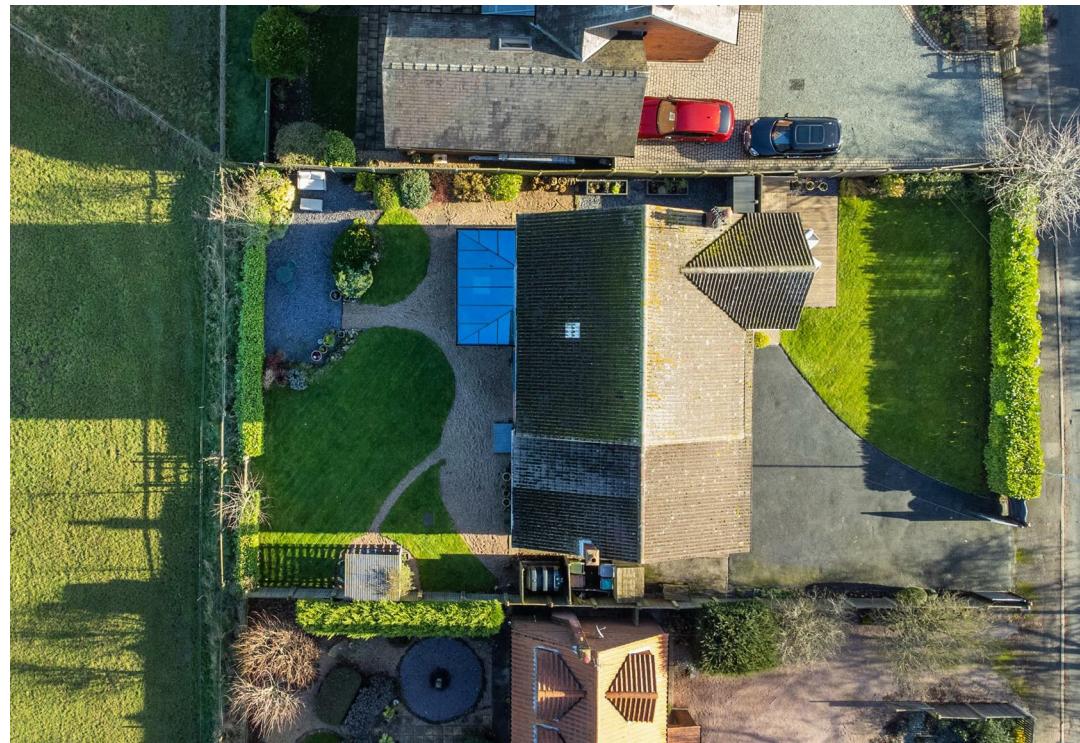
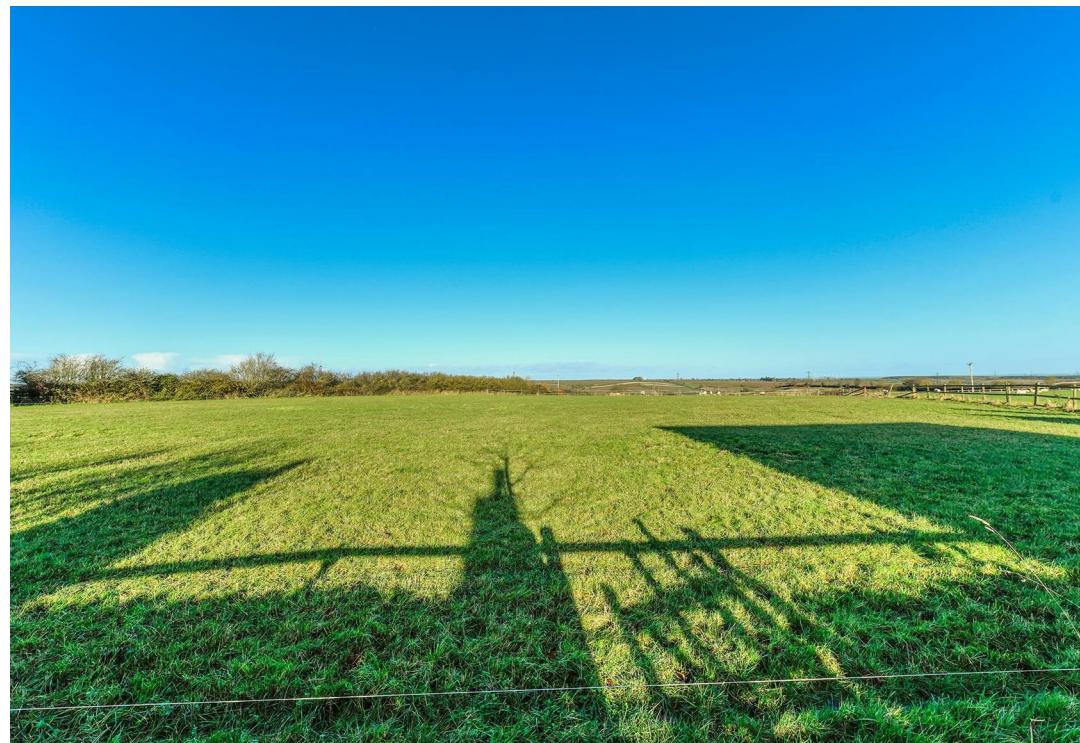




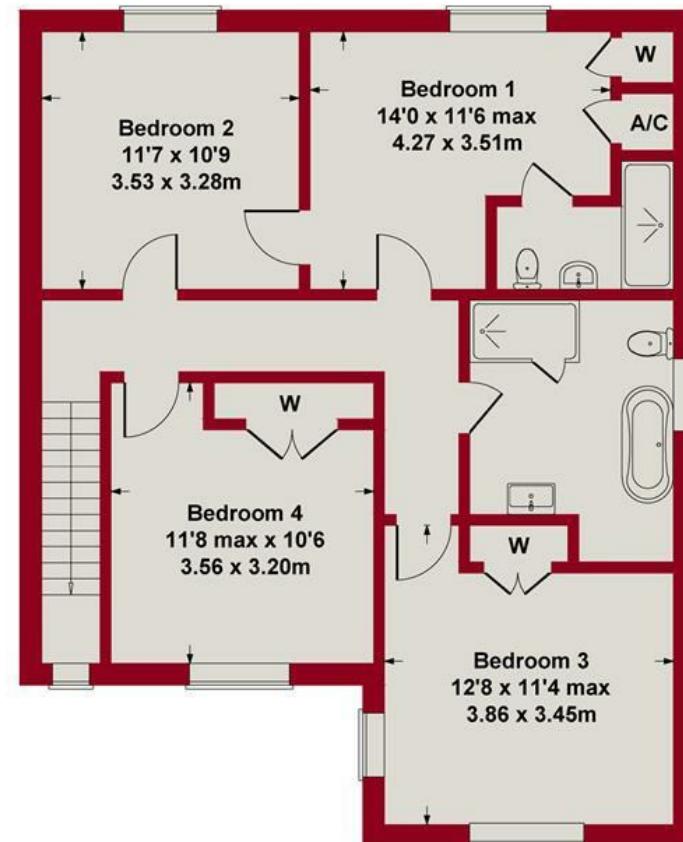
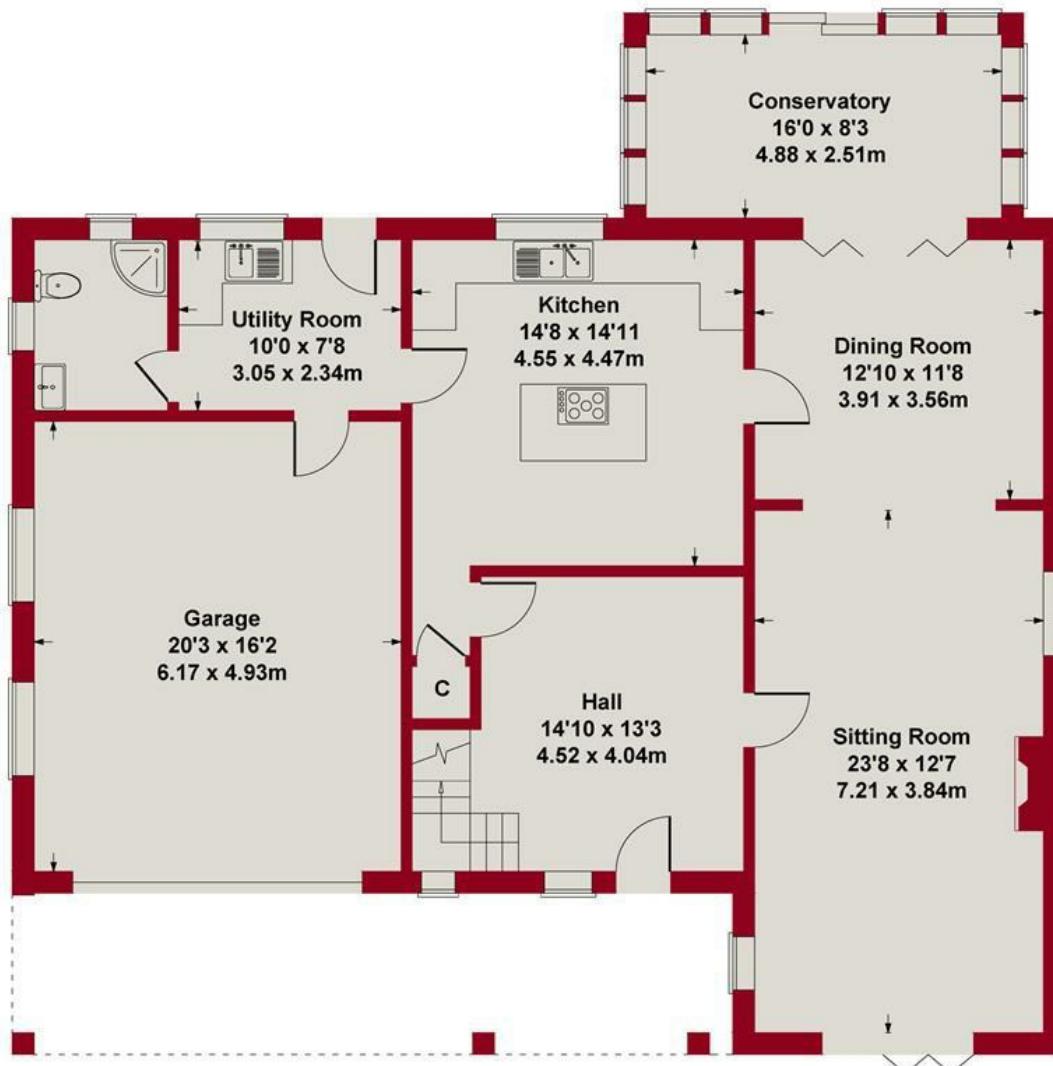








Approximate Gross Internal Area  
2,433 sq ft - 226 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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