



Grasmere, Back Lane, Eakring, Newark,
Nottinghamshire, NG22 0DJ

£499,995

Tel: 01623 626990

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

- Individually Designed Detached House
- Good Sized Family Accommodation
- Two En Suites & Family Bathroom
- Wonderful South Facing Position
- Private & Delightful Village Setting
- Self Built in 1975
- Four Bedrooms & Two Reception Rooms
- Substantial Established Plot 0.43 Acres
- Substantial Off Road Parking & Two Garages
- Bordering to Open Countryside

Situated in the highly regarded village of Eakring, we are delighted to offer to the market this four bedroom detached house, occupying a substantial south facing level plot extending to circa 0.43 of an acre or thereabouts with substantial off road parking. The property was individually designed by our clients in 1975 with a good sized family layout of accommodation spanning over two floors. There are four bedrooms, two en suites and two reception rooms. In our opinion there is considerable potential for a large two storey extension and possible development subject to obtaining the necessary planning permission.

The ground floor comprises an entrance hall, WC, dining room, lounge, conservatory and kitchen. The first floor landing leads to a master bedroom with ample fitted wardrobes and a dressing table, and an en suite bathroom. There is a guest bedroom with an en suite shower room, two further bedrooms and a family bathroom comprising a four piece suite. The property and garages have an alarm system, oil fired central heating and UPVC double glazing.

The property stands in a wonderful south facing position on a fabulous and substantial L-shaped plot, set well back and hidden from Back Lane accessed via two separate gated entrances which leads on to a substantial in-and-out block paved driveway providing ample off road parking, which leads to two separate adjoining garages. The front garden is mainly laid to lawn with shrubs, enclosed by established hedgerow boundaries on two sides offering further screening and privacy. The rear garden behind the house features a lovely paved seating area immediately off the conservatory, with a block paved pathway extending across the back of the property giving access to the garages. There is a central lawn and extensive borders with a variety of established plants and shrubs. Continuing to the side and rear of the property, there are further extensive lawns and a wealth of mature shrubs, some lovely trees, and hedgerow boundaries on all sides. Located beyond the central section of the lawn to the rear is a hidden vegetable garden. Completing the external gardens is little Grasmere, which is a timber framed summerhouse complete with a single log burning stove and chimney.

AN OBSCURE LEADED LIGHT UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

16'0" x 5'10" (4.89m x 1.80m)

With radiator and stairs to the first floor landing.

WC

5'10" x 2'4" (1.80m x 0.73m)

With low flush WC. Corner wash hand basin with chrome taps and tiled splashbacks. Tiled floor, radiator, coving to ceiling and obscure double glazed window to the rear elevation.

KITCHEN

14'10" x 9'10" (4.53m x 3.02m)

A contemporary fitted kitchen with large brushed metal handles comprising wall cupboards, base units and drawers with work surfaces over. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated double Neff oven, five ring Neff hob and stainless steel extractor hood above. Floor mounted Worcester Greenstar Camray 25/32 oil fired central heating boiler. Space for a large American fridge/freezer and plumbing for a dishwasher. Tiled splashbacks, tiled floor, ample power points, chrome heated towel rail, double glazed window to the rear elevation, and door leading out onto the rear garden.

DINING ROOM

14'10" x 9'7" (4.54m x 2.94m)

With radiator, coving to ceiling and double glazed window to the front elevation.

LOUNGE

19'11" x 12'6" (6.08m x 3.82m)

Having a stone fireplace with quarry tiled hearth and an inset log effect electric fire. Two radiators, double glazed window to the front elevation, and French doors through to the:

CONSERVATORY

10'11" x 9'6" (3.33m x 2.91m)

With radiator, additional electric heater, four power points, tiled floor and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

Airing cupboard housing the hot water cylinder. Radiator, loft hatch and double glazed window to the rear elevation.

MASTER BEDROOM 1

15'0" x 10'6" (4.57m x 3.20m)

A good sized double bedroom, having fitted wardrobes with double hanging rails and shelving. There is a fitted dressing table with ample drawers. Radiator and double glazed window to the rear elevation.

EN SUITE BATHROOM

6'9" x 5'5" (2.07m x 1.67m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and power shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. There is a fitted mirror and separate light fitted above the sink. Low flush WC with enclosed cistern. Bidet with mixer tap. Tiled walls, vinyl floor, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

12'6" x 11'9" (3.83m x 3.59m)

Having fitted wardrobes with double hanging rails and shelving. There is a dressing table with ample drawers. Radiator and double glazed window to the rear elevation.

EN SUITE

9'7" x 4'5" (2.94m x 1.36m)

Having a three piece white suite with chrome fittings comprising a tiled shower enclosure with 10 watt Triton electric shower. Vanity unit with inset wash hand basin with mixer tap, work surface to the side and storage cupboards beneath. Low flush WC with enclosed cistern. Part tiled walls, wood effect vinyl floor, chrome heated towel rail, extractor fan and ceiling spotlights.

BEDROOM 3

10'7" x 7'2" max excluding wardrobe (3.23m x 2.19m max excluding wardrobe)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

BEDROOM 4

11'6" x 4'9" (3.52m x 1.47m)

With radiator fitted wardrobe and storage cupboards. Radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

9'2" max x 8'9" (2.80m max x 2.69m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with power shower. Pedestal wash hand basin with mixer tap. There is a fitted mirror above the sink. Low flush WC. Tiled walls, wood effect vinyl floor, chrome heated towel rail, radiator and obscure double glazed window to the side elevation.

OUTSIDE

The property stands in a wonderful south facing position on a fabulous and substantial L-shaped plot extending to almost half an acre, set well back and hidden from Back Lane accessed via two separate gated entrances (one remote controlled). There is a block paved in-and-out driveway providing a substantial amount of off road parking, which leads to two separate adjoining garages equipped with power and light and a utility area. The front garden is mainly laid to lawn with shrubs, enclosed by established hedgerow boundaries on two sides offering further screening and privacy. The rear garden behind the house features a lovely paved seating area immediately off the conservatory, with a block paved pathway extending across the back of the property giving access to the garages. There is a central lawn and extensive borders with a variety of established plants and shrubs. Continuing to the side and rear of the property, there are further extensive lawns and a wealth of mature shrubs, some lovely trees, and hedgerow boundaries on all sides. Located beyond the central section of the lawn to the rear is a hidden vegetable garden. Completing the external gardens

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GARAGE & UTILITY AREA

20'1" x 9'11" (6.14m x 3.04m)

Equipped with power and light. Remote controlled electric up and over door. Plumbing for a washing machine and space for a tumble dryer. Wall cupboards, base units and work surfaces. Part tiled floor, double glazed window and door to the rear elevation.

GARAGE 2

20'9" x 8'1" (6.35m x 2.47m)

Equipped with power and light. Up and over door. UPVC double glazed window and door to the rear elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains drainage, electricity and water are connected. Oil fired central heating.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











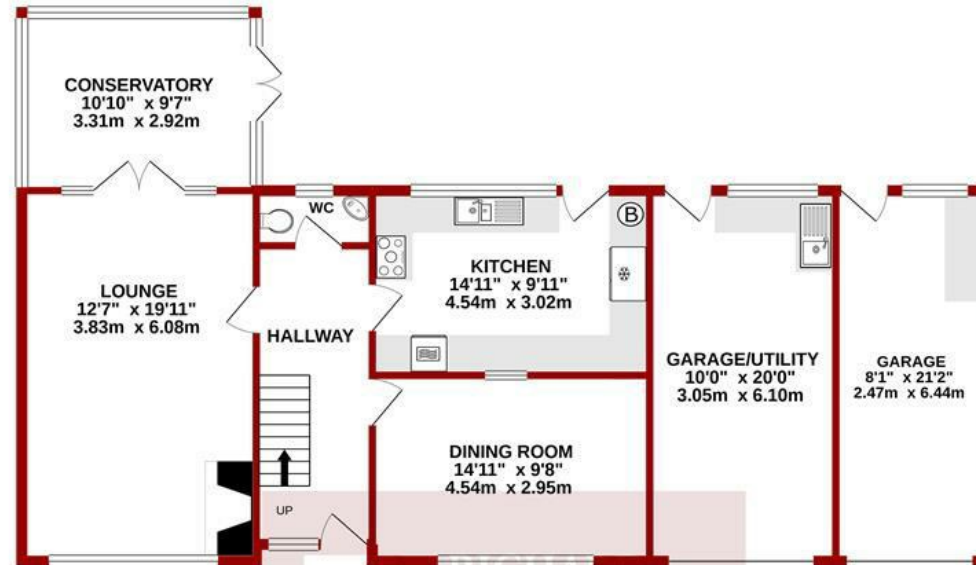




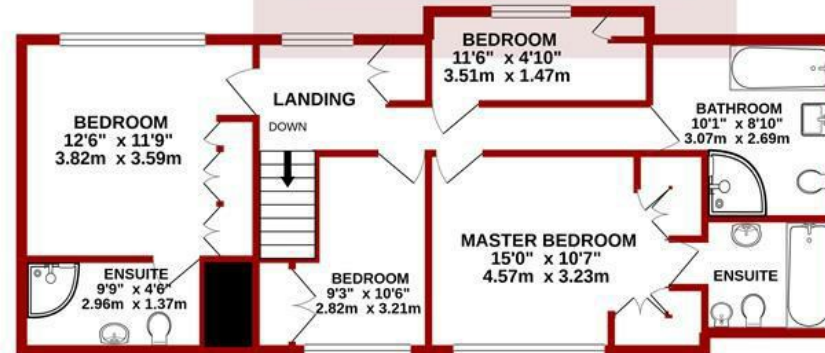




GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		
	56	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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