



Woodstock, 52 Gainsborough Road,
Winthorpe, Newark, Nottinghamshire,
NG24 2NN

GUIDE PRICE £300,000 - £320,000

Tel: 01636 611 811

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

*** GUIDE PRICE £300,000 - £320,000 *** NO CHAIN

Woodstock is located in the charming village of Winthorpe near Newark, this well-presented three bedroom detached family home offers a delightful blend of comfort and potential. The accommodation offers three living rooms and three spacious bedrooms, making this property is perfect for families seeking a secluded environment with ample living space.

The house is situated on a lovely elevated plot, providing a good sense of privacy, complemented by secluded gardens that invite relaxation and outdoor enjoyment. The attractive gardens are ideal for children to play or for holding outdoor gatherings with friends and family.

Inside, the accommodation includes, an entrance hall, WC, lounge, dining room, conservatory, fitted kitchen, with three bedrooms and a bathroom on the first floor.

For those with hobbies or work-from-home needs, the substantial brick built garage workshop presents an excellent opportunity to create a home office or a creative space, adding further versatility to this already appealing property. Additionally, the gated driveway has parking for up to three cars.

The village of Winthorpe is a well regarded community, with an Ofsted-rated good primary school nearby, making it an excellent choice for families. The active community centre provides various activities and events, offering a good local venue for residents. The nearby town of Newark (3 Miles) has an excellent range of amenities including, Waitrose, Morrisons, ASDA and Aldi supermarkets and a recently opened M&S food hall. Fast trains are available from Newark Northgate Railway station, travelling to London Kings Cross in around 75 minutes. There are good connections to the road network including the A1, A46 and A17, enabling swift commuting times to Nottingham, Lincoln and Sleaford.

The house was built circa 1977, and is constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over 2 levels and benefits from gas central heating and uPVC double glazed windows. The

living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL



UPVC double glazed front entrance door, Cornish slate floor tiles, radiator, stairs off.

W.C.



Cornish slate floor tiles, suite comprising low suite WC and wash hand basin. Part tiled walls, uPVC double glazed window to the front.

LOUNGE

17'9 x 11'10 (5.41m x 3.61m)



UPVC double glazed window to the front, double panelled radiator. Feature fireplace and hearth. Television point, laminate floor covering, cove ceiling. Aluminium framed double glazed sliding patio doors leading to conservatory.



CONSERVATORY

10'3 x 9'6 (3.12m x 2.90m)



Built on a brick base with uPVC double glazed units and French doors to the garden under a polycarbonate roof covering. Ceramic tiled floor covering.

DINING ROOM

10'11 x 8'9 (3.33m x 2.67m)



Laminate floor covering, radiator, uPVC double glazed window to front elevation. Wood panelled ceiling, exposed brick effect feature wall.

KITCHEN

10'11 x 7'4 (3.33m x 2.24m)



UPVC double glazed window to the rear and side entrance door connecting to the driveway. Ceramic tiled floor, Jaquar combination gas central heating boiler, double panelled radiator.

Modern kitchen units comprise base cupboards and drawers with working surfaces over, inset stainless steel sink and drainer. Tiled splashbacks. Eye level wall mounted cupboards, space for a fridge freezer, space for a cooking range. Plumbing and space for automatic washing machine and dishwasher. Squared opening to dining room.



FIRST FLOOR

LANDING

Radiator, laminate floor covering, built in cupboard with shelving, loft access hatch.

BEDROOM ONE

17'8 x 11'1 (5.38m x 3.38m)

(overall measurement including fitted wardrobes).



Two radiators, uPVC double glazed windows to the front and rear making a light and spacious dual aspect bedroom. Laminate floor covering, fitted triple wardrobe, archway to dressing area with fitted double wardrobe, single wardrobe and dressing table.





BEDROOM TWO
11' x 7'4 (3.35m x 2.24m)



UPVC double glazed window to the rear, radiator, laminate floor covering, cove ceiling.

BEDROOM THREE
8'10 x 7'10 (2.69m x 2.39m)



UPVC double glazed window to the front, radiator, laminate floor covering, cove ceiling.

BATHROOM
9'3 x 5'5 (2.82m x 1.65m)



Wall mounted heated chrome towel radiator, fully tiled walls. White suite comprising spa bath, low suite WC and wash hand basin, counter top with vanity cupboard under. Shower cubicle with screen door, wall tiling and Triton T70 electric shower. Ceramic tiled floor covering, panelled ceiling.



OUTSIDE



The property occupies an elevated plot and is accessed by a concrete driveway leading to the frontage where there is a paved parking bay for one car. The front garden is laid to lawn screened by a mix of holly, conifer and fir trees which provide a good degree of privacy. To the side of the house there is an enclosed concrete driveway providing parking for three cars, a wooden access gate and conifer box hedge to the frontage. The driveway also gives access to the garage/workshop and car port.

GARAGE/WORKSHOP
A brick built outbuilding with a tiled roof covering comprising:

GARAGE

19' x 9'11 (5.79m x 3.02m)



With up and over door to the front, double power point and light. Personal door to the side giving access to the rear garden. Window to side elevation, opening leading to:

STORAGE AREA

9'4 x 6'1 (2.84m x 1.85m)

With working surface and light, connecting door to workshop.

WORKSHOP

13'4 x 9'4 (4.06m x 2.84m)



This useful area could be used as a workshop or has

potential to be a studio or home office. Window to front elevation and stable door, light.

CAR PORT

15' x 9' (4.57m x 2.74m)

Positioned at the side of the garage/workshop providing additional storage.



The rear garden is enclosed with close boarded wooden fencing and a side gate giving access to the driveway. This low maintenance garden area is laid out with gravelled and paved areas extending to a further gravelled space at the side of the house.





TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating is gas fired with a combination boiler located in the kitchen.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX


The property comes under Newark and Sherwood District Council Tax Band D.

52 GAINSBOROUGH ROAD, WINTHORPE NG24 2NN



Floor plan for illustration purpose only, not to scale and not to be relied upon for measurement etc.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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