



Phoenix Lane
Fernwood

MOUNT & MINSTER



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Fernwood

An elegant and flawless home, meticulously improved and immaculately kept by the owners to offer a comfortable and graceful residence.

- Detached Property
- New Build Warranty
- Ample Private Parking
- Open-Plan Kitchen Diner
 - Lounge
 - W.C.
- Four Bedrooms
- Two Bath/Shower Rooms
- Front & Rear Gardens
- Garage



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DESCRIPTION

Recently constructed and hugely improved by the current owners, this splendid home offers elegant living in a contemporary home. Beautifully presented, this stunning property offers open-plan dining and socialising within the main kitchen area, complemented by a more comfortable lounge. There are four bedrooms upstairs, two of which are currently used as a home office and walk-in wardrobe. There is W.C. to the ground floor, a family bathroom and an additional shower room ensuite to the master bedroom.

OUTSIDE

The property is approached onto a tarmac driveway with space for multiple vehicles and direct vehicular access to the garage. The manageable front garden is made-up of a paved pathway leading to the front door, together with hedging and a small lawn. The larger rear garden is predominantly laid to lawn with an extended patio providing an ideal space for outdoor dining and entertaining.

LOCATION

Fernwood is a growing development that is establishing itself as a highly desirable place to call home. It offers beautiful new homes, a local shop, village hall, public house, a new secondary school and typically attracts a more affluent and premium resident.

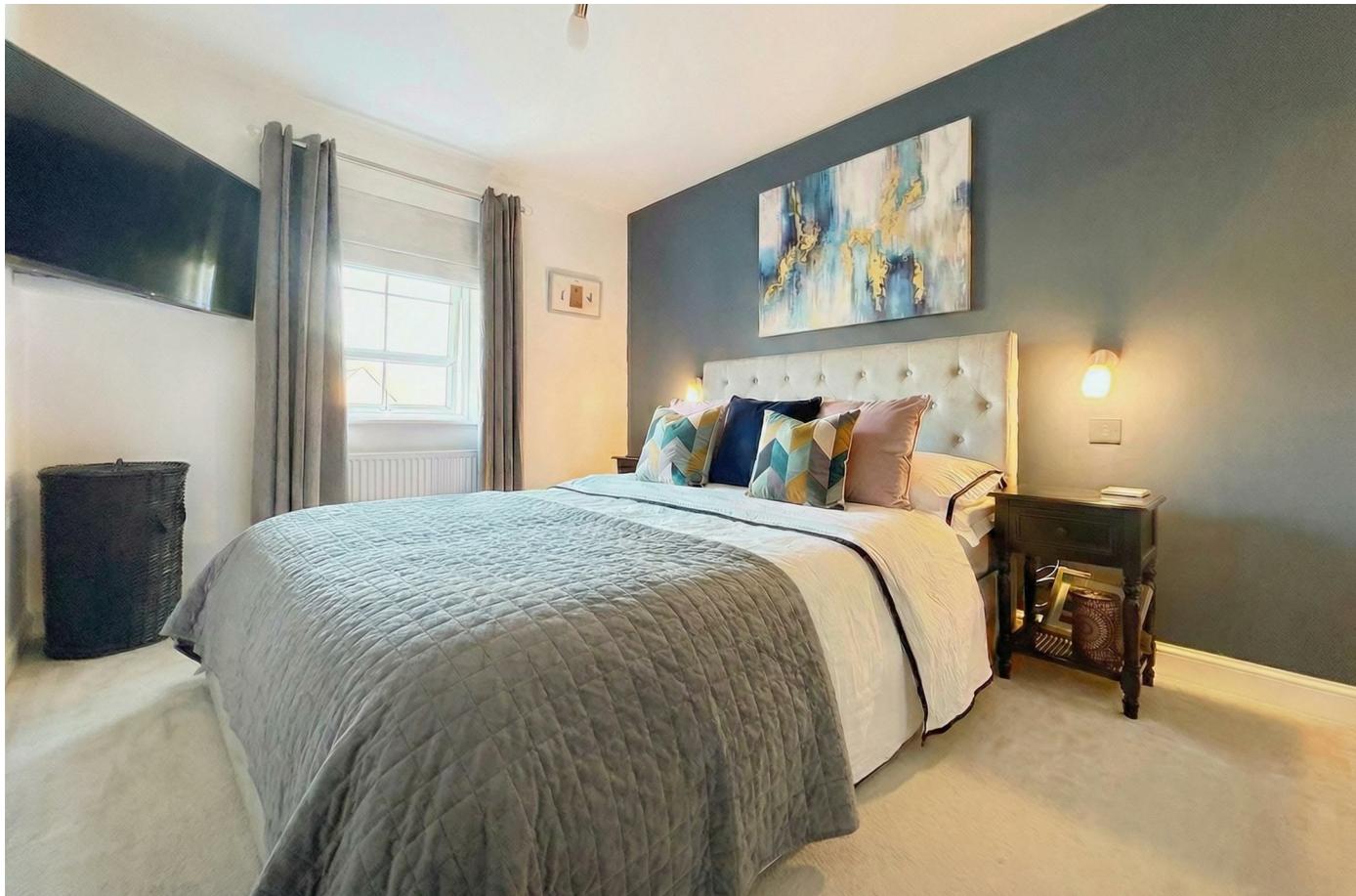
A charming market town steeped in history, nearby Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Immediate amenities can also be found in neighbouring Balderton. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre.

There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

SCHOOLS

Newark offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools including Chuter Ede Primary School, John Hunt Academy and The Claypole Church of England Primary School. Secondary schools include The Suthers School, The Newark Academy and Magnus Church of England Academy.





SERVICES

Central heating throughout with mains water, gas, drainage and electricity all connected.

ENERGY PERFORMANCE

Rating: B

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

VIEWING

By prior arrangement with the Sole Agents (01476 851400).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

e: info@mountandminster.co.uk

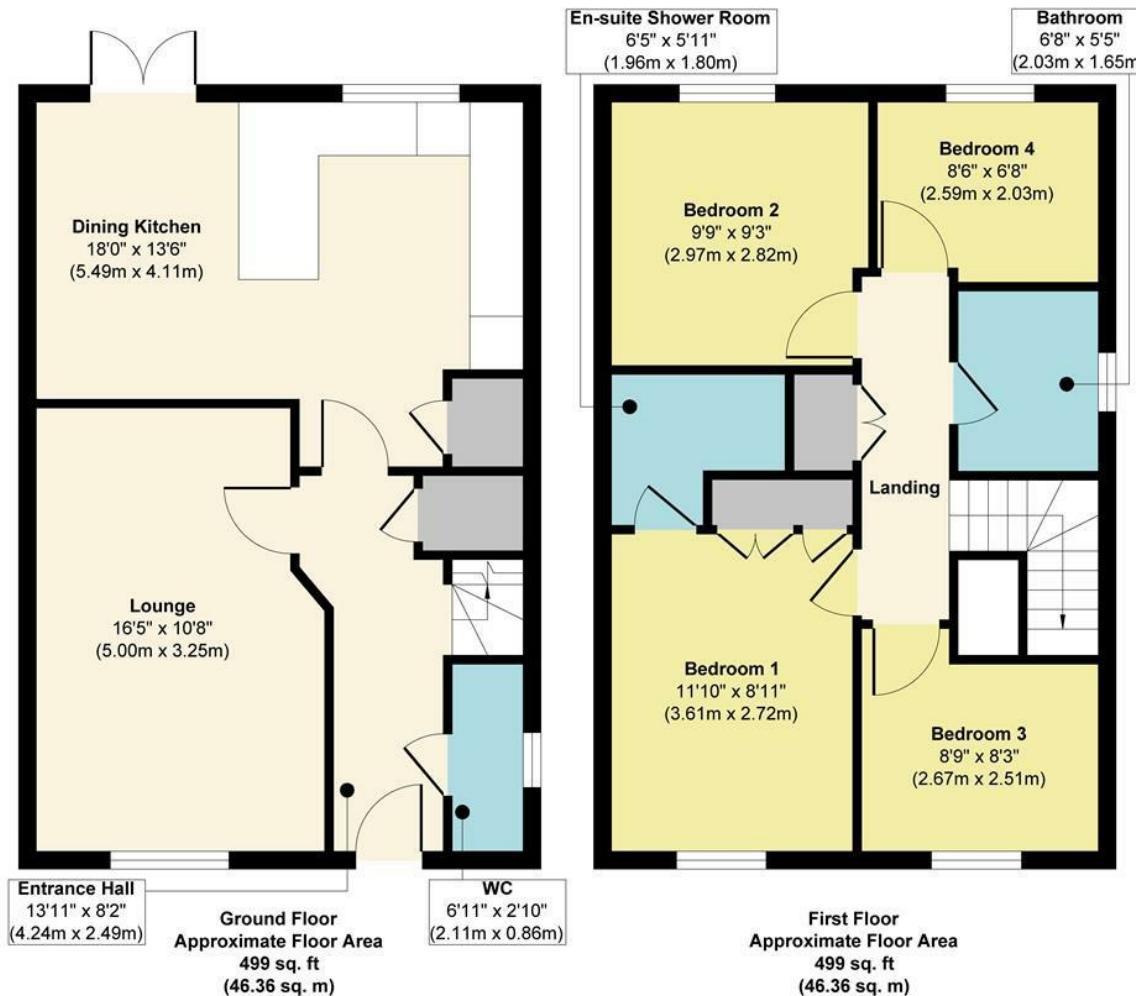
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





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Approx. Gross Internal Floor Area 998 sq. ft / 92.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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