

Thurber, Skegby Road, Skegby, Newark, Notts, NG23 6RS



A rare opportunity to acquire a large four bedroom detached bungalow with useful range of outbuildings and set within grounds extending to 2.89Ha(7.14Acres). Delightful rural location Ideal for those with equestrian or rural interests. The accommodation with oil fired central heating system, Upvc double glazing comprises porch, reception hall, two reception rooms, breakfast kitchen, utility, cloakroom with WC, Four bedrooms, house bathroom & shower, en suite shower room outbuildings, gardens, gated private driveway. parking for several vehicles. The property occupies an attractive rural location but is within convenient travelling distance of the areas major towns and cities

Lincoln 16.4 miles, Tuxford 4.3miles, Retford 11.3miles, Newark 14.4miles, Nottingham 32.6miles, A1 Markham Moor 6.4(All mileages are approximate)

Approx Gross Internal Floor Area 164.75m²(1772ft²)

Guide Price £550,000

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LOCATION

Skegby is a small rural hamlet located approximately 4.3 miles away from Tuxford which has a range local shops, well renowned secondary school, primary school, garage, doctor's surgery, chemist & public houses. A further range of shops and facilities are located at Retford & Newark Local train stations are located at Retford and Newark providing a direct main line service to London King's Cross. The village is conveniently situated within easy commuting distance of the historic cathedral city of Lincoln.

DIRECTIONS

The property is easily found when leaving the A1 at Markham Moor follow the signs to Tuxford. On entering Tuxford continue onto Eldon Street. On entering the Market Place, follow the road round onto Lincoln Road. Continue for approx half a mile, turning right onto Marnham Road continue past Tuxford Academy school over the roundabout, after approx 3.5 miles at the left hand bend, Turn right as sign posted to Skegby Continue for approximately quarter of a mile where the property will be found located on the right served by a long sweeping private driveway identified by our sale board

ACCOMODATION

Arched porch
Upvc Double glazed front door

Entrance vestibule

Glazed double doors open into:-Tiled floor, radiator, coving

Reception Hall.

Radiator, coving, built in cloaks cupboard, built in airing cupboard with immersion heater,
Access to roof.

Drawing Room 7.03m (23') x 4.22m (13' 10") – Feature stone fireplace, with raised hearth upon which is set an LPG coal effect gas fire extending either side to form TV

display plinth and display shelf. Cottage beamed features to ceiling, two radiators, Upvc double glazed window to front with fine views, side Upvc French doors opening onto garden areas.

Breakfast Kitchen 6.06m (19' 10") x 3.63m (11' 10") - Range of cherry wood style base units comprising one and half bowl single drainer sink unit, set into edged worktop with cupboards and drawers below, intergrated dishwasher, four ring ceramic hob with cooker hood over, Creda electric double oven set into oven housing with cupboards above and below, recess for microwave with cupboards above and below, pull out space saver larder unit. Matching wall cupboards and china display cabinets with cornice over,

Utility 3.65m(11' 11") x 2.80m(9' 2")-single drainer sink unit base units, plumbing for washing machine, tiled floor, Worcester Danesmoor 20/25 oil fired central heating boiler,
Cloakroom- Low flush WC, half tiled wall, tiled floor.

Access from Kitchen flanked by display shelves to:-

Dining Room 6.10m (20') x 3.63m (11' 10") - Upvc double glazed bay window, radiator, ornate coving, ceiling rose.

Bedroom 3 (Front) 3.65m (11'11") x 2.88m (9' 5")-Upvc Double glazed window, radiator.

Bedroom 4(Side) 2.86m (9' 4") x 3.69m (12' 1") - Upvc Double glazed window, radiator, coving.

Bedroom 1(Side) 4.01m(13' 1") x 3.62m(11' 10")- Range of built in wardrobes,Upvc double glazed window,radiator,walk in lobby cupboard.

En suite shower room 1.16m(3' 9") x 2.71m(8' 10")- Shower area with plumbed shower, low flush WC, vanity wash basin in surround with cupboards below, electric radiator/towel rail.

Bedroom 2 (Rear) 3.33m(10' 11") x 3.64m(11' 11")- Bed recess flanked by wardrobes with cupboards over, vanity wash basin with cupboards below, radiator.



Bathroom 3.37m(11')Max x 2.30m(7' 6")- Panelled bath, twin vanity wash basins set into surround, Twin dressing mirrors over, low flush WC,Walk in tiled shower area, radiator

THE GARDENS AND GROUNDS

The property is served by a long gated partly tree lined driveway.

Good sized established garden area with raised borders to the front, brick paved paths and side terrace, Garden areas to the side inset with lawns and mature trees and shrubs, brick pergola. Rear terrace and range of outbuildings. The property additional agricultural fields adjoin and are accessed directly from the property.

The property has a further useful range of outbuildings comprising;

Block built Garage/Workshop 15.63m (51' 3") x 4.19m (13' 8") with attached brick and pan tiled outbuilding 4.17m (13' 8") x 5.99m. (19' 7").Three phase ideal for hobby/workshop use.

Workshop 7.18m (23' 6") x 4.42m (14' 6") with sliding doors, three phase.

Open Bay cart shed 4.63m (15' 2") x 7.75m (24' 10") - Ideal storage/livestock use.

General Remarks

Tenure

The property is understood to be freehold

Services

Mains, water, electricity, and three phase to outbuilding are understood to be installed. Three Oil fired central heating system not checked or tested. Drainage is to a septic tank. Services

have not been checked or tested and purchasers should make their own enquiries.

Method of Sale

Private Treaty

Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

Easements and Rights of Way

The land is sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

Council Tax Band

Band C

Special Notice

The property and land will be subject to a claw back provision in respect of future residential development of 25% for a period of 30 years.

Viewing- All viewing by appointment only.

EPC CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		



Illustration for identification purposes only, not to scale.

Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon 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 warranty or representation in respect of the property.