

# Mow Meadow Lodge, Church Lane, Askham, Newark, Notts, NG22 0RU



A rare opportunity to acquire a three bedroom detached bungalow set within the heart of a sought after residential village and nestling close to village church, The well planned flexible living accommodation features private well screened low maintenance gardens, double glazing, electric night storage heaters and offers scope for further enhancement to individual tastes briefly comprises open porch, Reception Hall, Lounge, Kitchen, Three bedrooms, private driveway with parking for several vehicles, garden shed, Low maintenance gardens.

Askham is a delightful and sought after residential village surrounded by attractive open countryside with local church, village hall and the well known Duke William public house. The village is well located with convenient driving distance for the A57 and A1 at nearby Tuxford & Markham Moor providing excellent communication links to the surrounding areas major towns and cities Retford and Tuxford which offer a range of local amenities & facilities are with convenient travelling distance Retford 6.1 miles, Tuxford 3.02 miles, Newark 19.1. Miles, Sheffield 34.1 miles, Lincoln 17.4 miles,  
(All mileages are approximate) Gross Internal Floor Area Approx 79m<sup>2</sup>(851.21ft<sup>2</sup>)

**Guide Price: £245,000 for early sale**

**EARLY VACANT POSSESSION**

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## LOCATION

Mow Meadow Lodge is located on a small pleasant country lane and is easily found when leaving Retford along the A Great North Road continue out of the town passing the White House Garage on the Right hand side and taking the next left-hand turn as signposted to East Drayton, Upton. Follow the road until the village of Upton is reached and take the first right hand turn, as signposted to Askam. Continue into the village up the hill. Turning immediately right prior to the church onto church lane where the property will be found located on the lefthand side identified by our sale board.

## ACCOMODATION

Open side Porch

Entrance door

Reception Hall- Night Storage Heater, access to loft area.

Lounge 4.04m (13' 9") x 4.64m (15' 3") – Twin double glazed windows to front and side overlooking well screened garden areas. Night storage heater

Kitchen 3.22m (10' 7") x 2.87m (9' 5") – Range of fitted kitchen base units comprising single drainer sink unit with worktops, cupboards and drawers below, tiled splash back,, plumbing for washing machine, double glazed windows with front garden views, side door

Bedroom 1 (Rear) - 4.19 m (13'9") - x 3.22 m (10'7") – Night storage heater. Double glazed window

Bedroom 2 (Rear) 3.50m (11'6") x 3.10m (10'2") - Night storage heater, double glazed window with private garden views.

Bedroom 3(Rear) 2.26m (7'5") x 2.28m (7'6") - Night storage heater, double glazed window.

Bathroom 2.28m (7'6") x 2.28m (7'6") – Panelled bath with shower attachment, low flush WC, pedestal wash basin, tiled splashback, towel rail

## THE GARDENS AND GROUNDS

The property is served by a private driveway with parking for several vehicles. , The garden areas have been designed for low maintenance with mature front hedge giving high degree of privacy, paved terrace area inset with rose border. Side paved path leads to rear terrace well screened by timber panel fencing and mature hedging. Useful timber garden shed.

## General Remarks

### Tenure

The property is understood to be freehold.

### Services

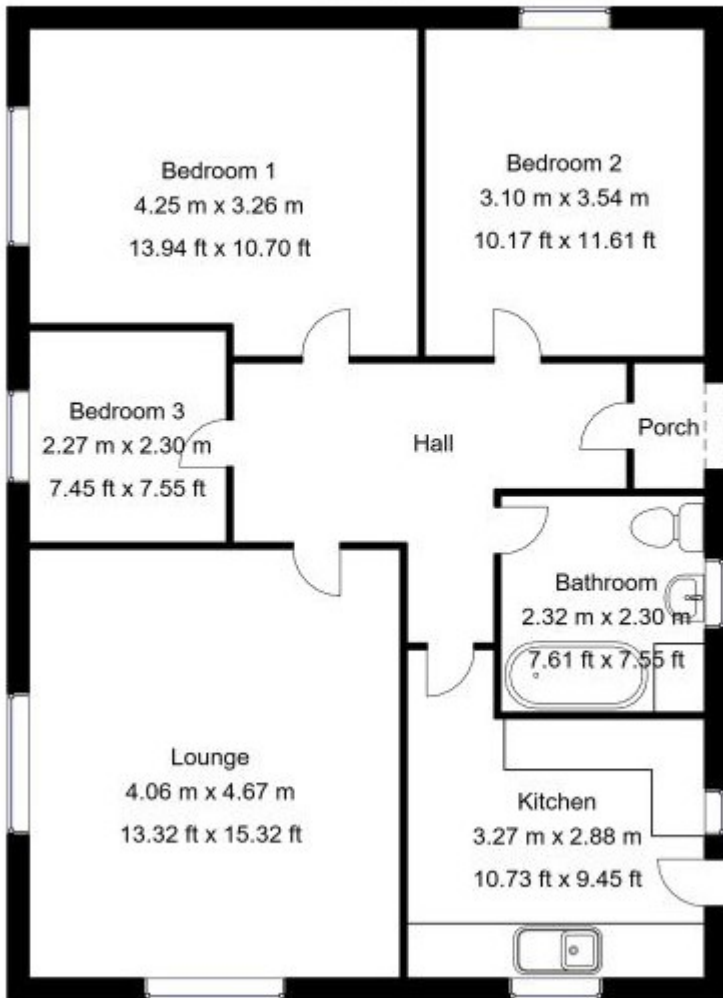
Mains, water, electricity and drainage, are understood to be installed. Electric night storage heaters. Services have not been checked or tested and purchasers should make their own enquiries.

### Measurements

These approximate room sizes are only intended as general guidance. You should verify these dimensions yourself before relying on them.



Only Floor  
79 sq m/851.21 sq ft  
Approx.



## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		107   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

## FLOOR PLAN FOR IDENTIFICATION ONLY

### 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.