



## 21 YORK PADDOCK EAST MARKHAM

Offering lovely views over edge of village countryside, an attractive modern bungalow with three bedrooms, one of which opens into a generous conservatory capturing the view. Driveway with garage and good garden situated this highly regarded village.

**£250,000**

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**BROWN & CO**

Property and Business Consultants



# 21 YORK PADDOCK, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22 0QX

## LOCATION

The property is situated in the cul de sac of York Paddock with southerly rear aspect over fields. Convenient for village amenities. Excellent transport links with the village bypassed by the A57 and the A1 available at nearby Markham Moor. Good rail links from Retford and Newark including direct service into London Kings Cross.

## DIRECTIONS

From the A1 at Markham Moor, take the A57 signposted Lincoln. Turn right into the village of East Markham, proceed over the crossroads dropping down Farm Lane and turning right into York Street. Proceed along and turn left into York Paddock.

## ACCOMMODATION

**LOUNGE 14'6" x 12'10" (4.42m x 3.91m)** with attractive polished marble effect fireplace, front aspect window, radiator.

**BREAKFAST KITCHEN 17'4" x 9'7" (5.30m x 2.92m)** well appointed with comprehensive range of oak shaker style units to wall and floor level, base cupboards surmounted by granite effect working surfaces, tiled splashbacks, peninsular breakfast bar and coordinating wall cupboards. 1.5 sink unit, front aspect window, range of integrated appliances include oven, microwave, halogen hob, concealed extractor, dishwasher and washing machine. External door to side, radiator.

**INNER HALL** access hatch to roof void, useful storage cupboard.

**BEDROOM ONE/SECOND RECEPTION 10'9" x 10'7" (3.27m x 3.23m)** multifunctional use with radiator and double doors opening to

**CONSERVATORY 15'4" x 11'3" (4.69m x 3.42m)** greatly increasing living space with brick base and UPVC double glazed upper levels. Fine southerly views over edge of village countryside, double doors to rear garden, radiator.

**BEDROOM TWO 11'9" x 8'4" (3.58m x 2.54m)** minimum dimensions, measured to front of in-built wardrobes, rear aspect window benefiting from aforementioned southerly views, radiator.

**BEDROOM THREE 11'2" x 8'5" (3.39m x 2.58m)** maximum dimensions measured to rear of in-built wardrobes, side aspect windows, radiator.

**BATHROOM** with four piece suite of offset corner bath with Victorian style bath/shower mixer, separate shower enclosure with Mira Sport electric shower, pedestal hand basin, low suite wc, fully tiled walls, radiator.

## OUTSIDE

The property occupies a delightful plot on the modest cul-de-sac of York Paddock lying just off York Street and benefiting from fabulous edge of village rural views. Front garden and side pathway to entrance door to kitchen. Driveway terminating at **BRICK BUILT SINGLE GARAGE 16'6" x 8'3" (5.03m x 2.50m)** with double entrance doors, light, power and Worcester oil fired central heating boiler.

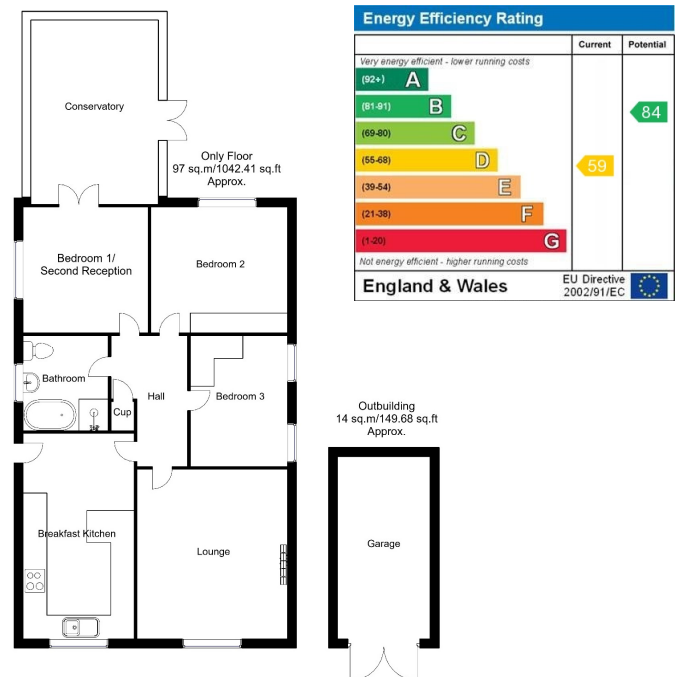
Rear grounds laid out with lawn, shrub border, block paved patio and path returning to front.

Timber garden store.

**NB:** The grass strip to the left hand side is jointly owned by no. 21 and the next door bungalow and the farmer owning the field to the rear has right of way over it.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion.  
**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band C.  
**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.  
**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.  
**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.  
**Viewing:** Please contact the Retford office on 01777 709112.  
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.  
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.  
**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.  
Your home may be repossessed if you do not keep up repayments on your mortgage.  
These particulars were prepared in March 2021.



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