



A versatile 5 bedroom detached family home

7 Pinfold Lane, Elston, Newark, Nottinghamshire

Freehold



Desirable Nottinghamshire village location • Open field views to the front aspect • 2500sq ft of accommodation over two storeys • Generous breakfast kitchen with solid oak units • Luxurious en suite bathroom with Jacuzzi bath • Sun room with bi-fold doors out to the garden • Gated off street parking and double garage • Landscaped gardens to three elevations

Location

Elston is a popular Nottinghamshire village, well located for access to the region's commercial and retail centres. The village is easily accessible from the A46, with Newark just under 6 miles away, providing excellent rail links to London Kings Cross in approximately 70 minutes. Nottingham is just under 17 miles away, providing further commercial, retail and leisure facilities. The well regarded village primary school achieved Outstanding in the latest Ofsted inspection and is within the catchment area for Toot Hill Secondary School in Bingham, with daily bus service provided to the Kings Grammar School in Grantham.

Description

Situated on the edge of the village, this property enjoys a delightful position, overlooking open fields to the front aspect, providing unobstructed views to the west of Elston. The property has been extended and improved by the current owner occupiers during their 17 year tenure to create an immaculately presented home with a spacious and versatile living arrangement.

Ground Floor

Entrance hall laid with limestone tiled flooring,

displaying an open, oak staircase.

To the front of the property sits a bright, well-proportioned sitting room with views over the front garden and beyond, with a focal point, inset electric log burner effect fire.

Off the entrance hall to the left-hand side is bedroom 4 which is currently being used as a snug, whilst bedroom 5, presently being used as a study, sits to the rear aspect with both bedrooms utilising the ground floor shower room which is fitted with a corner shower enclosure, low level WC, pedestal wash hand basin and chrome heated towel rail.

The remainder of the ground floor is laid with limestone tiled flooring.

The spacious dining room, features a log burner with granite hearth, two lightwells and two sets of glazed double doors allowing access to the sun room and breakfast kitchen.

The sun room, a later addition to the property, presents a delightful seating area with a dual aspect view over the gardens, bi-fold doors out and a vaulted ceiling. Glazed double doors lead to the breakfast kitchen.



The stunning, dual aspect, open plan breakfast kitchen sits to the rear of the property and incorporates a range of solid oak base and wall units with granite work surfaces and a central chef's island with breakfast bar seating. Design features such as the large double fronted larder unit, two larder drawers and glass fronted display cabinets contribute to the high-quality design of the kitchen. Integral appliances include two under counter freezers, a fridge, a microwave, double oven, a four-burner induction hob with extractor above and a dishwasher.

The utility room is accessed off the kitchen, providing further base and wall storage, space and plumbing for laundry appliances and a secondary sink. Integral access to the garage is available from the utility, in addition to a further ground floor WC & cloaks.

The double garage is of a good size and has a fitted oversized sink with hot and cold running water.

The sun room, breakfast kitchen and utility room benefit from underfloor heating.

First Floor

Stairs ascend from the entrance hall to the first-floor landing, off which sit the family bathroom and three bedrooms, two of which are large double bedrooms and one single with eaves storage accessible from all bedrooms and the landing.

The master suite spans the full depth of the property with a double fronted view to the front aspect, fitted wardrobes and an archway through to the dressing room with a mirror fronted walk-in wardrobe. In turn this leads to the large en suite.

The en suite bathroom has Amtico flooring and is largely tiled in marble and comprises a fitted Jacuzzi bath with granite surround, a double vanity unit with granite top and dual surface mounted wash hand basins, a walk-in shower enclosure, low level WC and a chrome heated towel rail.

Outside

To the front aspect there is gated off-street parking in addition to a double garage with electrically operated doors and a well-manicured lawn, bound by hedging and bedding plants.

The rear garden is predominantly laid to lawn with a raised-bed area to provide a vegetable garden, greenhouse and a screened patio seating area, with a number of fruit trees and a further stretch of lawn to the side of the property.

Tenure

Freehold

Service

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.



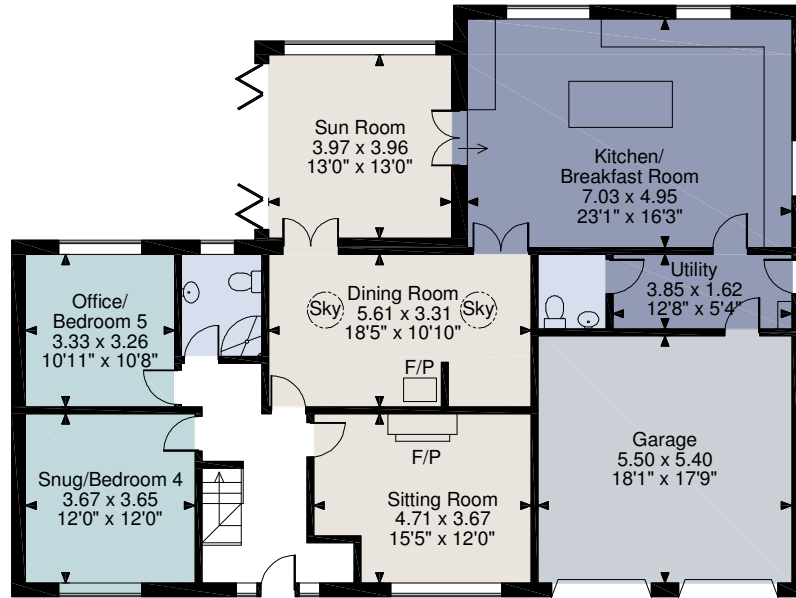
Pinfold Lane, Elston, Newark
Main House 230 sq m / 2,479 sq ft
Garage 29 sq m / 317 sq ft
Total 260 sq m / 2,796 sq ft



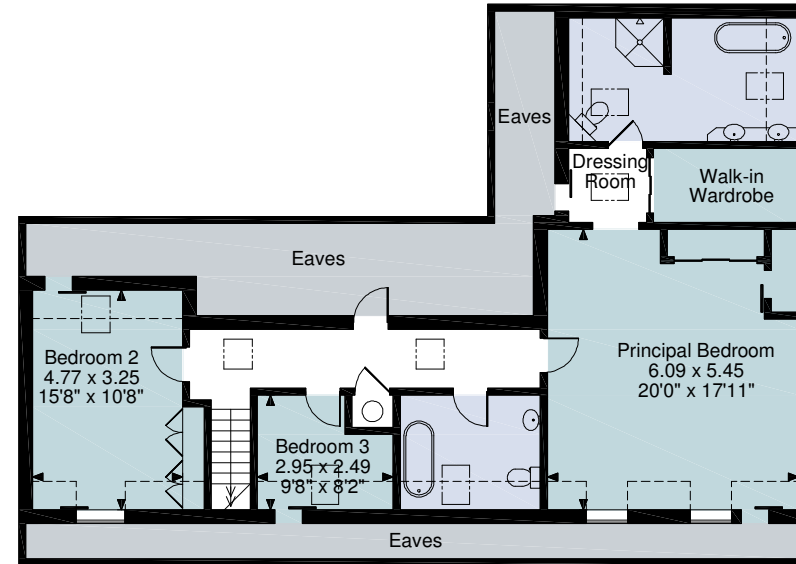
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Ground Floor



First Floor

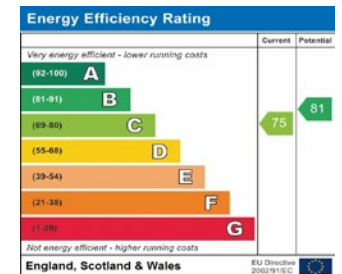
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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