



Substantial deceptive four bedroom family home

Blacksmiths Lane, Kelham, Newark, Nottinghamshire

Freehold





Corner 0.27 acre plot (STMS) • Impressive vaulted living kitchen • Detached double garage with office space • Private enclosed gardens • Four double bedrooms, two en suites • Ideal family home • Three spacious reception rooms • No upward chain

Local Information

The village of Kelham on the A617 is conveniently located for Southwell (approximately 5.6 miles), an historic Minster town with many local amenities including shops, the highly regarded Minster School and restaurants, pubs, leisure facilities and the all weather Racecourse.

Further and more comprehensive amenities can be found in the market town of Newark on Trent which has a direct line rail connection from Northgate Station to London Kings Cross which takes around 80 minutes. The A1 is readily accessible providing excellent commuter access to the north and south of the country.

About this property

5 Blacksmiths Lane is a substantial family residence situated in a 0.27 acre corner plot within a quiet area of Kelham.

Wooden five bar gated access into the property with an abundance of parking space for several cars, a detached double garage with up and over doors, door leading up to the first floor studio space with Velux windows and WC.

Stone pathway leads up the front of the property with high hedging allowing a good degree of privacy.

On entering into the spacious and light reception hall, wood effect laminated flooring throughout and stairs ascend to the first floor accommodation. Off the hallway is a bright and spacious sitting room, home office, dining room and cloakroom with WC.

The study has laminated flooring and plenty of space for office furniture, window overlooking the front aspect with plantation shutters.

A beautifully decorated sitting room with open fireplace, this room benefits from dual aspect to front and rear with French door opening on to the rear garden. Continuing laminated flooring into the dining room with plenty of entertaining space and natural light. Window to the side garden. Utility room off with plenty of wall and base units and cupboard space. Recess with plumbing for washing machine.

The main living area is through partially glazed French doors, an impressive kitchen living room with part vaulted ceiling, underfloor heating, and double French doors opening out to the side garden. Velux windows increase the level of natural light into this room.

The kitchen is delightfully appointed in white gloss finish



and comprises a freestanding Rangemaster gas hob, built-in wine fridge, dishwasher and sink and drainer, a central island with granite worktops and built-in further soft close drawers.

The first floor accommodation comprises of four double bedrooms, two with fabulous en suites and a family bathroom. The main bedroom is of generous proportion and bright and light with windows to both front and rear elevations. A superb en suite with walk-in drench shower, heated towel rail, hand wash basin and WC. Bedroom two also benefits from having an en suite with panelled bath, hand wash basin, and WC. There are two further generous double bedrooms. The family bathroom comprises of panelled bath, shelf mounted hand wash basin and WC. Partially tiled throughout.

The outside of the property extends to approximately 0.27 acres. The garden wraps around the property and is fenced across to allow privacy. The rear and side gardens are well established with mature trees and planting. Circular paved patio area and access back into the property through the French doors.

Tenure
Freehold

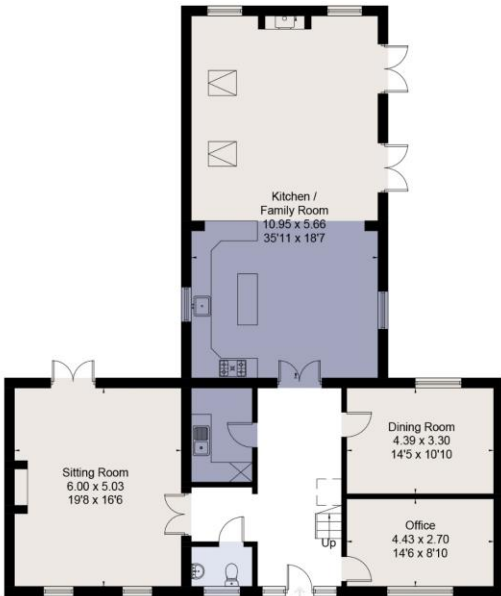
Viewing
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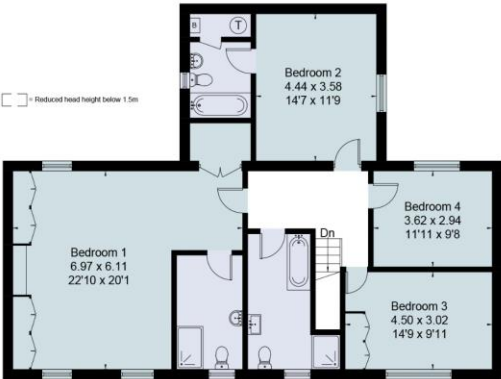


Blacksmiths Lane, Kelham, Newark, Nottinghamshire, NG23
Gross Internal Area 2851 sq ft, 264.9 m²
Garage 941 sq ft, 87.4 sq m
Total 3792 sq ft, 352.3 sq m

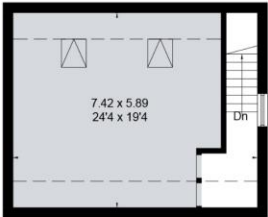
Approximate Area = 264.9 sq m / 2851 sq ft
Garage = 87.4 sq m / 941 sq ft
Total = 352.3 sq m / 3792 sq ft
Including Limited Use Area (11.6 sq m / 125 sq ft)
For identification only. Not to scale.
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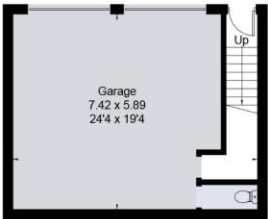
Ground Floor



First Floor




Garage - First Floor



Garage - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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