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**THE GATE HOUSE, KIRKLINGTON ROAD
BELLE EAU PARK, KIRKLINGTON,
NEWARK, NOTTINGHAMSHIRE
NG22 8TX**



£ 325,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Charming Detached Property
- Three Bedrooms
- Family Bathroom & En-Suite to Master
- Two Reception Rooms
- Country Style Breakfast Kitchen
- Large Driveway and Garage
- Situated Within a Private Rural Setting
- Catchment to Minster School
- Occupying a Plot in the Region of Half an Acre
- Stunning Gardens

THE GATE HOUSE, KIRKLINGTON ROAD, KIRKLINGTON

The charm, size, style and character of this property can only be fully appreciated by an inspection which we will be delighted to arrange at the mutual convenience of the purchasers and the current vendors in occupation. This property was the former Gate House to the then Kirklington Hall.

Gated access to block paved driveway which provides parking for numerous vehicles, leading to integral garage with up and over door.



Impressive front entrance door opening into:

CENTRAL ENTRANCE HALL

This spacious hallway offers an inviting entrance to the property with plenty of space for display furniture. There are power points and a ceiling light point.



White panelled door leading into:

BREAKFAST KITCHEN

23' x 11'9 in the dining area, reducing to 8'6 in the kitchen area.

This country kitchen is the hub of this family home offering a delightful place to cook overlooking the gardens. There is plenty of cupboard space and room for a good size table and further seating/furniture.

Kitchen Area: Ceiling spot lights, range of wall and base units with work surfaces, two UPVC double glazed windows, thermostatically controlled radiator and flagstone flooring.



Dining Area: Ceiling light point, UPVC double glazed window, radiator, power point and doorway to storage cupboard.



From the hallway, white panelled door leading into:

DINING ROOM

13' x 12'6 In addition to the breakfast kitchen this further dining area offers additional space for more formal entertaining. There is ceiling light point, plate rails, two UPVC double glazed windows, large built in cupboard, feature fireplace, thermostatically controlled radiator and power points. This room could also be utilised as a fourth bedroom.



Access from the kitchen and hallway into:

LOUNGE

21'3 x 12'6 This fabulous living room boasts beamed ceiling and an attractive open fire. There are two ceiling light points, three wall light points, radiator, power points, TV aerial point, two UPVC double glazed windows and UPVC double glazed patio doors overlooking and opening into the attractive gardens.



From the central entrance hall there is a white panelled door leading into:

UTILITY ROOM

Which has ceiling light point, Belfast sink, space and plumbing for washing machine, space and plumbing for dryer, space for fridge, ceramic tiled floor and double-glazed door to rear garden.

From the second hallway there is white panelled door leading into:

W.C

With UPVC double glazed window, pedestal wash hand basin, close coupled W.C, thermostatically controlled radiator, ceramic tiled floor and ceiling light point.

With white panelled door leading into:

MASTER BEDROOM

16' x 13' This master suite has attractive dual aspect UPVC double glazed windows and boasts an en-suite and dressing area. In the bedroom there are two ceiling light points, Velux roof window, two UPVC double glazed windows with attractive internal shutters, two thermostatically controlled radiators, power points, ceiling light point and large walk in wardrobe.



Glazed and panelled door leading into:

EN SUITE BATHROOM

8'3 x 8'10 Ceiling spot lights, two UPVC double glazed windows with matching internal shutters, four-piece suite comprising close coupled W.C, wash hand basin, multi-jet massage shower & Jacuzzi style bath, half wall tiling, ceramic floor tiling and thermostatically controlled radiator.



From central entrance hall, white panelled door leading into:

BEDROOM TWO

12' x 11'6 With attractive UPVC bow window, ceiling light point, thermostatically controlled radiator and power points.



White panelled door leading into:-

BEDROOM THREE

13'10 x 12' Ceiling light point, UPVC double glazed window, internal shutters, radiator and power points.



From central entrance hall, white panelled door leading into:

FAMILY BATHROOM

White antique style suite comprising high flush W.C, free standing bath with telephone mixer taps, pedestal wash hand basin and large shower. There are ceiling spot lights, wall light, thermostatically controlled radiator, tiled floor and doorway to large airing cupboard.



GARDEN

The gardens of this property are of particular delight and interest having numerous sheltered lawned areas, winding pathways, two stunning water features, a wealth of trees, shrubs, plants and flowers and affording complete privacy. In addition, there is a good sized stable and summer house. There is access to the gardens from the lounge and utility room:



ADDITIONAL INFORMATION

Utilities: The central heating system works off an oil-fired boiler and the electricity is provided by the local mill. Further details of service arrangements are available on request.

Council Tax Band: D

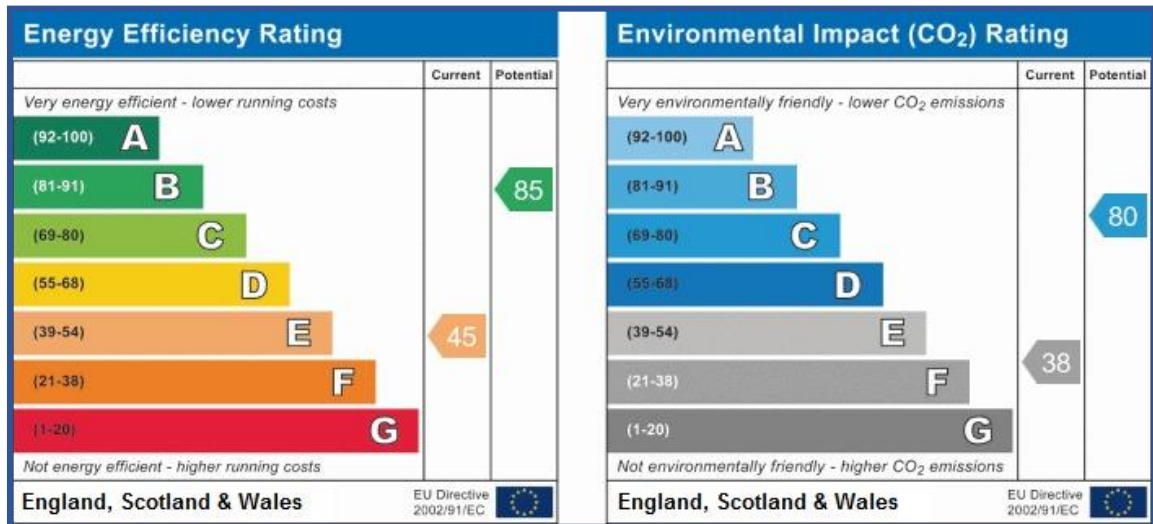
Local Authority: Newark & Sherwood District Council

Primary School: Kirklington Primary

Secondary School: The Minster School, Southwell

Stamp Duty on Asking Price: £6,250.00

ENERGEY PERFORMANCE RATING



AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.