

Guide Price £400,000 Freehold

LANES FARM KIRKLINGTON ROAD | EAKRING | NEWARK | NG22 0DA

BuckleyBrown ESTATE AGENTS

GUIDE PRICE OF £400,000 - £450,000

WHERE MODERN MEETS CHARACTER!!!...

Tucked away in the charming village of Eakring, this beautifully presented three-bedroom detached home offers a peaceful rural lifestyle with excellent access to Newark-on-Trent for shopping, dining, and transport links. Surrounded by scenic Nottinghamshire countryside, the location is ideal for families seeking tranquility while remaining well connected.

The ground floor features a spacious dining room to the front, perfect for formal meals or entertaining, with hardwood flooring and a large window that fills the room with natural light. The inviting living room is warm and elegant, centred around a feature fireplace, with front-facing windows enhancing the welcoming atmosphere.

The contemporary kitchen/dining room is a standout space, finished with sleek tiled flooring, modern integrated cabinetry, and stylish work surfaces. Skylights and a side window's ensure the room is bright and airy, while French doors open onto the rear garden, creating a seamless indoor–outdoor flow for family life and entertaining. Additional storage is provided.

Upstairs, three well-proportioned bedrooms are elegantly presented, complemented by a modern bathroom with a luxurious three-piece suite, including bath with overhead shower, hand wash basin, and low-flush WC.

Outside, the property features beautifully maintained front and rear gardens, perfect for alfresco dining, relaxing, or entertaining in a private setting, with the added benefit of a practical cellar for extra storage.

A stylish and characterful property in a sought-after village location, offering modern living, charm, and versatility—truly a must-see!









Dining Room 11'2" x 15'7"
Positioned to the front of the property, this elegant space features beautifully finished hardwood flooring and generous proportions, comfortably accommodating a dining table; ideal for both everyday dining and entertaining. A large window to the front elevation floods the room with natural light, enhancing the sense of space and creating a bright, inviting atmosphere.

Living Room 12'8" x 14'6"
A perfect place to unwind, this beautifully presented room is laid with hardwood flooring and centres around a charming feature fireplace, creating a striking focal point. A window to the front elevation frames pleasant views over the frontage while allowing natural light to pour in.

Kitchen/Dining Room 13'8" x 28'0"
A stunning open-plan space finished with sleek tiled flooring and contemporary integrated cabinetry topped with elegant work surfaces. An inset sink sits beneath a side-facing window, while multiple skylights bathe the room in natural light. French doors open effortlessly onto the garden, creating a seamless indoor–outdoor flow ideal for refined modern living.

Storage 5'10" x 8'9"
For added practicality, this versatile storage cupboard provides additional space, ideal for housing household items or adapting to suit a variety of needs.

Landing
Access to;

Bedroom One 10'10" x 19'5"
Completed with plush carpeted flooring, this generously sized room features twin windows to the front elevation, filling the space with natural light. Concealed integrated storage adds practical functionality while maintaining a sleek, refined finish.

Bedroom Two 9'4" x 14'6"
Softly laid carpeted flooring and a front-facing window with views over the property's frontage enhance this room

Bedroom Three 7'8" x 12'0"
Enhanced by wooden flooring and a window to the side of the property, this versatile space offers the perfect canvas to create a room truly your own.

Bathroom 7'3" x 14'7"
A luxurious three-piece suite comprising a low-flush toilet, hand wash basin, and a sumptuous bath with overhead shower. Practical integrated storage is thoughtfully included, while a window to the side elevation.

Cellar 14'6" x 16'4"
A versatile space ready to be tailored to your needs, offering additional storage or the potential for a bespoke use of your own design.

Ouside
Well-maintained lawn areas to the front and rear of the property provide generously sized outdoor spaces, ideal for alfresco dining, entertaining, or relaxing in a private, serene setting.



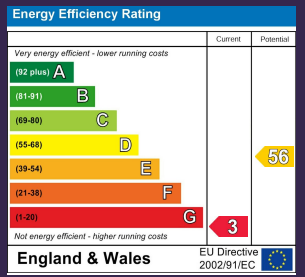








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
www.buckleybrown.co.uk

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