



£230,000 Freehold

26 MANOR CLOSE | WALESBY | NEWARK | NG22 9NX

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ESTATE AGENTS



## DON'T MISS OUT!...

Situated in the heart of Walesby, Newark, this beautifully presented four-bedroom semi-detached home offers generous living space, a versatile layout, and a prime location close to local amenities, schools, and transport links—making it an ideal choice for families or those seeking extra room to grow.

Upon entering, you're welcomed into a bright hallway that sets the tone for the rest of the home. The heart of the property is the stunning open-plan kitchen and dining area, bathed in natural light thanks to a striking skylight and double doors that open directly onto the garden—perfect for modern living and entertaining. The kitchen is well-appointed with contemporary units and ample workspace, making it a functional and social hub of the home. A separate living room offers a cosy retreat for relaxing, while the ground floor also benefits from a stylish shower room and a spacious bedroom, ideal for guests, extended family, or use as a home office or playroom.

Upstairs, the home features three well-proportioned bedrooms, each offering comfortable accommodation with flexibility for growing families. The family bathroom is finished with a three-piece suite, providing both style and practicality.

The property enjoys a low-maintenance frontage with a paved driveway for convenient off-street parking, and a gated side access leading to the rear garden. The generous rear garden is ideal for family life, featuring a well-maintained lawn, patio seating area perfect for outdoor dining or entertaining, and secure fencing surrounding the space for added privacy and safety. Not to mention there is an outdoor office!

Call today to arrange a viewing!!!







#### Hall

Windows to the front elevation and further access to;

#### Kitchen/Dining Room 19'11" x 12'9"

Open plan layout with a range of matching cabinets, double Belfast sink, integrated appliances and a centre island feature. Additional cupboards for added storage. Ample space for your desired dining furnishings. Complemented by windows and patio doors to the rear, a stunning skylight and an external door to the side of the property.

#### Living Room 10'4" x 10'1"

Spacious reception room with laminate flooring and an opening to the kitchen/dining room.



#### Bedroom One 10'4" x 10'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Shower Room 6'3" x 5'8"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

#### Landing

Window to the front and leading access into;

#### Bedroom Two 10'4" x 10'6"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 10'4" x 10'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 10'5" x 6'1"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 7'3" x 8'1"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the side elevation.

#### Garden Office

Additional outdoor space ideal for a home office with fitted power supply. Potential to connect to the water and drainage system.

#### Outside

Low maintenance frontage with a paved driveway and a gate leading down the side of the property. The rear garden boasts a generous sized lawn, patio seating area and fence surround.









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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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