



£1,200,000 Freehold

ELM HOUSE MAY LODGE DRIVE | RUFFORD | NEWARK | NG22 9DE

**BuckleyBrown**  
ESTATE AGENTS

THE ULTIMATE FAMILY RESIDENCE!... Located in the charming area of Rufford, May Lodge Drive offers a flawless retreat that perfectly blends tranquillity and convenience. Surrounded by lush greenery and scenic views, this home delivers the ultimate balance. A peaceful area with convenience to local amenities.

Step inside to a warm and welcoming hallway that leads to a spacious lounge, filled with natural light and perfect for relaxation. The open-plan kitchen and dining area is the heart of the home, featuring modern appliances, ample storage, and two sets of bi-folding doors opening onto the rear garden, ideal for entertaining. A handy utility room adds practicality, while a versatile office, snug, and games room offer flexible living options.

Upstairs, discover three beautifully designed bedrooms, two with en suites, and a luxurious master suite boasting its own walk-in wardrobe. A well-fitted family bathroom completes this level, providing both comfort and convenience for the whole family to enjoy.

The second floor presents two additional bedrooms that can be tailored to your needs, whether as a home office, guest suite, or creative studio, along with a stylish shower room just off the landing. Accompanied by a shower room just off the landing!

Outside, the appeal continues with ample parking for up to six vehicles and a delightful landscaped garden, perfect for enjoying sunny days or hosting gatherings. With its stunning design, generous space, and serene setting, this remarkable home offers the perfect balance of modern living and countryside charm.

Call now to arrange your viewing and make this your forever home!





#### Entrance Hallway

An impressive entrance hallway featuring elegant flooring and seamlessly connecting to:

#### Office 16'3" x 10'10"

A multi-purpose reception room boasting warm carpeted floors and dual aspect windows to the front and side, offering excellent natural light and a spacious feel.

#### Lounge 19'2" x 17'3"

An elegant and generously sized living room, finished with quality carpeted flooring and ample space for stylish furnishings, complemented by dual aspect windows to the side and rear, and patio doors opening seamlessly to the rear garden.

#### Kitchen/Dining Room 28'0" x 20'3"

This stunning kitchen is beautifully equipped with a superior selection of bespoke wall and base units, an inset sink with drainer, and an impressive central island ideal for both culinary preparation and social interaction. Enhancing the contemporary design is a discreet ceiling-integrated extractor and ambient feature lighting above the island.

The elegant dining area forms part of the expansive open-plan layout, offering an inviting setting for formal and informal dining alike. A front-facing window and two sets of

bi-folding doors invite abundant natural light and open onto the garden, creating a seamless indoor-outdoor lifestyle perfect for summer entertaining. Convenient access to a well-appointed utility room is also available from this space.

#### Utility 17'2" x 9'10"

A spacious utility room fitted with matching high-gloss cabinets, coordinating worktops, and an inset sink with drainer. The room also provides dedicated space and plumbing for a washing machine and tumble dryer, offering excellent practicality. Additional features include internal access to the garage and an external door leading to the side elevation.

#### Snug 11'9" x 11'3"

A charming and well-presented room complete with plush carpeted flooring, integrated storage, and a rear-facing window offering a peaceful outlook.

#### Games Room 17'3" x 12'11"

This multi-purpose room is currently set up as a games room, but can easily transform to meet your family's requirements—perhaps a home cinema, gym, or quiet study. Patio doors open out to the rear garden, perfect for indoor-outdoor enjoyment.

#### WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.



#### Landing To The First Floor

Carpeted landing with a glass banister and leading access into;

#### Bedroom One 19'3" x 17'3"

The master bedrooms is outstanding with carpeted flooring, central heating radiator, walk in wardrobe an en suite and patio doors opening to a glass Juliet balcony.

#### Walk-In-Wardrobe 11'11" x 10'9"

Built in walk in wardrobe with ample space for all of your belongings.

#### En Suite 12'11" x 10'10"

Modern five suite bathroom comprising of a double hand wash basin vanity, low flush WC, bath and a separate shower cubicle. Windows to the front elevation.

#### Bedroom Two 14'6" x 13'2"

Carpeted flooring, central heating radiator, en suite, window to the rear and a velux window to the front.

#### En Suite

Three piece suite including a hand wash basin, low flush WC and a shower. Fitted with a velux window.

#### Bedroom Three 15'3" x 11'11"

Carpeted flooring, central heating radiator and a velux window.

#### Main Bathroom 13'5" x 9'10"

Modern four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower.

#### Landing To The Second Floor

Carpeted landing with access into;

#### Bedroom Four 11'11" x 11'8"

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

#### Bedroom Five 10'4" x 9'1"

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

#### Shower Room

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

#### Garage 20'4" x 18'11"

Attached double garage allowing for secure off road parking and additional storage.

#### Outside

Upon arrival, electric gates open to reveal a well-tended front garden, extensive tarmac driveway, and access to a double garage. The rear garden offers an impressive outdoor retreat with a manicured lawn, stylish decked and patio entertaining zones, a feature pergola, and hedged surrounds providing a private and picturesque setting.





**Ground Floor**  
Floor area 205.5 sq.m. (2,212 sq.ft.)

**First Floor**  
Floor area 134.9 sq.m. (1,452 sq.ft.)

**Second Floor**  
Floor area 27.0 sq.m. (291 sq.ft.)

**Total floor area: 367.5 sq.m. (3,955 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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