

# FIVE STAR

P R O P E R T Y



## Sleepy Meadows Low Street

East Markham, Newark, NG22 0QQ

**Offers Around £395,000**



# Sleepy Meadows Low Street

East Markham, Newark, NG22 0QQ

## Offers Around £395,000



### Entrance Hall

16'2" x 4'7" (4.93m x 1.40m)

The solid wooden stable door opens into the entrance hall, which leads into the open plan accommodation and all other areas of the property and a loft access point. The entrance hall has exposed brickwork to areas and allows a full view from the entrance door all the way to the patio doors at the rear and the views beyond.

### Kitchen

19'7" x 8'6" max (5.97m x 2.59m max)

A beautifully fitted kitchen with a range of base and wall units with soft close cupboards and drawers, granite worktops over, inset sink, electric oven and induction hob. powder blue electric AGA, further range of appliance and tiled flooring. the kitchen has a side facing window, exposed brickwork which houses a cast iron safe and downlights to the ceiling and accent lighting throughout the kitchen including kickboard lights. The kitchen is open into the:

### Lounge & Dining Area

22'9" narrowing to 13'9" x 19'7" narrowing to 11'4" (6.93m narrowing to 4.19m x 5.97m narrowing to 3.45)

This light and airy space has a vaulted ceiling with Velux skylights. side facing windows, wooden flooring, accent wall lights, central fireplace between this area and the snug. The fireplace has dual access multi fuel stove set within and a log store set below onto a stone hearth. The fireplace is a statement piece and can be enjoyed in both rooms and provides a fantastic feature. This space offers both dining and lounging options and give a great sociable space for entertaining. Either side of the fireplace is access into the:

### Snug

16'3" x 11'2" (4.95m x 3.40m)

An absolutely stunning room with patio doors offering far reaching views over the countryside beyond. side facing window, velux skylight exposed brickwork and the impressive central fireplace with multi fuel stove. The room has accent wall lights and doors to the rear garden with an electric remote controlled canopy over.

### Inner Hall

12'6" x 6'2" (3.81m x 1.88m)

This hallway has access to the master bedroom, accent lighting and exposed beams.

### Master Bedroom

14'7" x 10'3" (4.45m x 3.12m)

A spacious room with a vaulted ceiling, rear facing patio doors and window, velux window and a built in wardrobe. exposed beams and a saloon door into the:

### En Suite

15'4" x 5'9" (4.67m x 1.75m)

This well appointed four piece bathroom suite offers a panel bath with central tap arrangement, walk in shower enclosure with mains fed shower. low flush WC and a wash hand basin set upon a vanity unit with illuminated mirror over. Fully tiled, clever storage alcoves, accent lighting and a side facing window.

### Bedroom Two

13'4" x 8'6" (4.06m x 2.59m)

Having a side facing window, coving and a built in wardrobe. Saloon doors lead into the:

### En Suite

6'7" x 5'4" (2.01m x 1.63m)

Comprising of a three piece suite which includes a walk in shower enclosure, low flush WC and a wash hand basin set upon a floating vanity unit. fully tiled, towel warmer and down lights.

### Side Entrance

9'7" x 5'4" (2.92m x 1.63m)

Set off the main entrance hall is this side entrance which has a composite door to the side, tiled flooring, Velux skylight and down lights. A door from here leads into the:

### Utility Room

9'7" x 5'4" (2.92m x 1.63m)

Fitted with floor to ceiling units, solid wood worktop and Belfast sink set over, space and plumbing for white goods. Oil fired central heating boiler. side facing window and tiled flooring.

Tel: 01777708700

## Gardens

A standout feature of this property is the landscaped gardens which provide unique and interesting areas to sit and relax and enjoy the wonderful location which the property occupies. The Front of the property has an attractive entrance with seating area and electric gates that slide open to reveal the property and parking area. The property offers an open cart barn for undercover parking, also further parking and a turning area is available. The front has planted borders, seating area with pergola, accent lighting throughout the front garden and lights to the gates and entrance.

To the side of the property is a pedestrian access gate that leads to the side entrance of the property, raised borders and access to the unique and useful outbuildings. Once again this area has external lighting and a water supply.

The rear garden offers a patio area, planted raised borders, secluded seating area, steps down into the outbuilding, far reaching views, external accent lighting and two access points from lounge and master bedroom. The property also offers an electric remote controlled orning over the patio doors from the lounge, power points and a water supply.

The gardens of this property offer vast amounts of interest in all area, stunning views and secluded seating area and unique spaces to entertain.

## Outbuildings

Three unique and useful outbuildings provide entertaining

space, office and storage. All three have been styled and offer power and lighting and a unique feel throughout the day and night.

The buildings have been done to provide multi functional space that can be adapted to suit your requirements.

## Parking

To The front of the property is a tarmac drive way edged in stone that offers a turning area and parking. This is accessed via an electric gate and leads to the:

## Open Cart Barn

Having covered parking, work bench and controls for some of the external lighting. The cart barn also has power and lighting within.

## Agents Notes

This unique property has many wonderful features including landscaped gardens, fantastic views, beautiful fixtures and fittings and underfloor heating throughout.

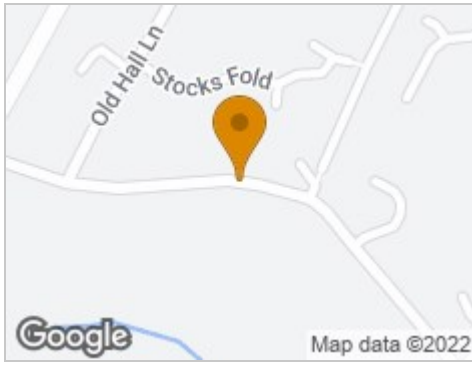
Oil fired central heating:

Council Tax Band:

EPC Rating:



## Road Map



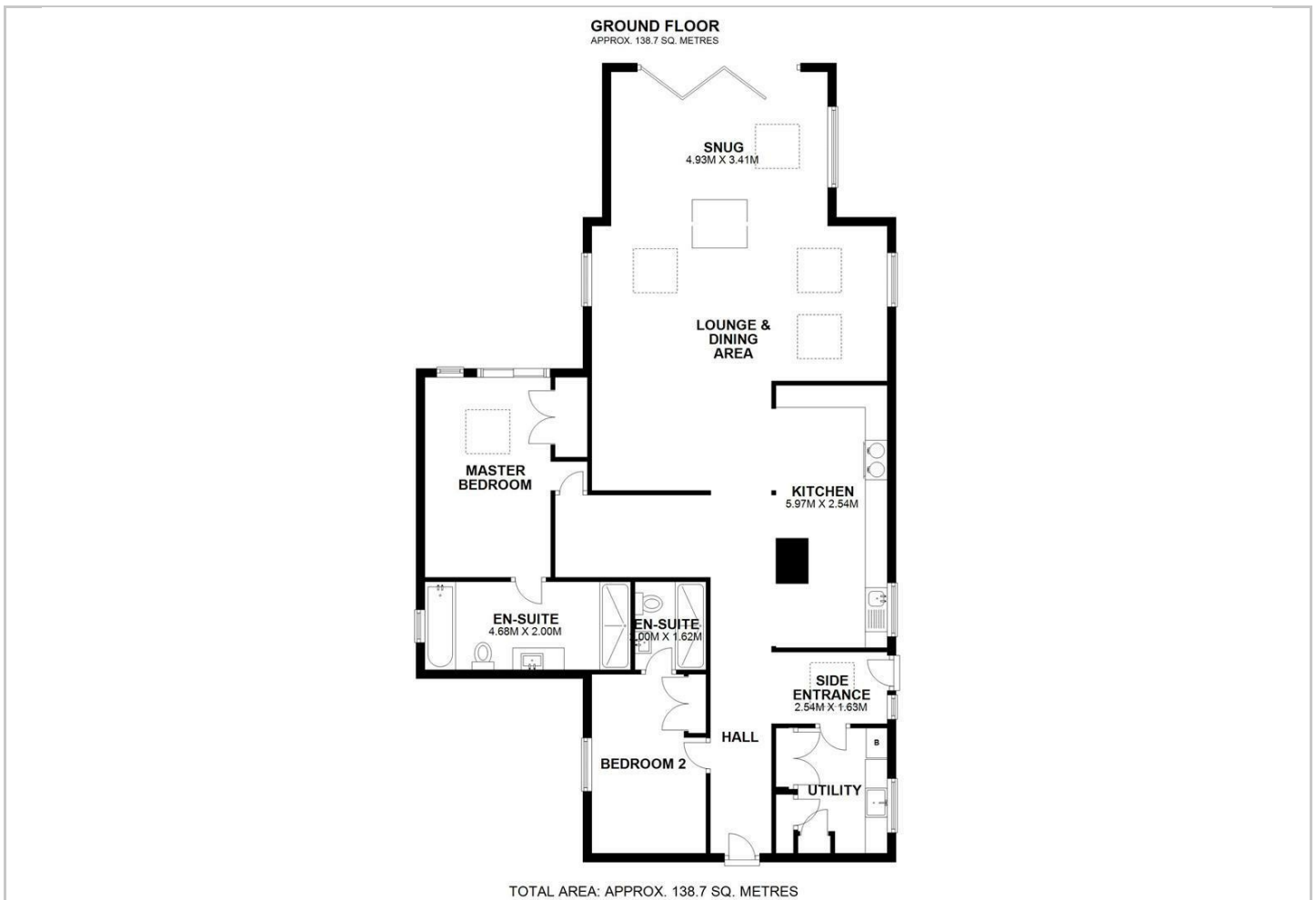
## Hybrid Map



## Terrain Map



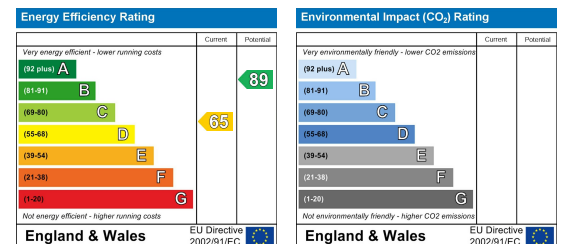
## Floor Plan



## Viewing

Please contact our Retford Office on 01777708700 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.