



**Inholms Gardens, Flintham**  
Newark, Nottinghamshire, NG23 5LQ

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£425,000

Offered to the market is this spacious, three double bedroom detached family home having recently been re-decorated through out. Located within the desirable village of Flintham enjoying field and countryside views to the rear elevation and sought after school catchments. Accommodation comprising: Porch, hallway, w.c, dining room, living room, new kitchen, utility area, three double bedroom, bathroom, separate w.c, out buildings, garage and gardens to front and back. EPC Rating - D. Council Tax Band - D. Freehold. No Upward Chain.

**Porch**

Double glazed front door and door into Entrance Hall.

**Entrance Hall**

A welcoming reception with stairs rising to the the first floor and doors to the ground floor accommodation.

**W.C.**

Fitted with a two piece suite comprising: W.C. and wash basin and having window to the rear elevation.

**Living Room**

A light and bright primary reception room with windows to the front and side elevations.



### Dining Room

Window to the the front elevation.

### Kitchen

Recently re-fitted with a good range of base and wall mounted units with work surface over, inset sink, space for cooker and under counter appliances, cupboard housing the gas central heating boiler, window to the rear elevation over looking the Rear Garden and countryside views beyond, door to the Rear Hall and open through to the Utility Area.

### Utility Area

Recently re-fitted with a range of units with work surface over, space and plumbing for under counter appliances and window to the rear elevation again with views over the Rear Garden and countryside beyond.

### Rear Hall

Doors to the front and rear elevation and Office

### Office

windows to the Rear Hall and Study

### Study

Door to the rear elevation and window to the side elevation.

### Landing

Windows to the rear and side elevations, built-in cupboard, airing cupboard and doors to the Bedroom and Bathroom accommodation.

### Bedroom One

Windows to the front and side elevations and built-in wardrobe.

### Bedroom Two

Windows to the front and side elevations and built-in wardrobe.

### Bedroom Three

Window to the rear elevation and built-in wardrobe.

### Bathroom

Fitted with a two piece suite comprising: pedestal wash basin and panel bath with shower over and window to the rear elevation.

### Seperate W.C.

Fitted with a w.c. and window to the rear elevation.

### Garage

Garage door to the front, light and power.

### Rear Garden

Laid mainly to lawn with inset shrubs and having views to the rear elevation over fields.

### Outside to the Front

Laid mailly to lawn with a driveway providing off street parking.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

This property is currently rented out and has a vaild EICR and Gas Certificate when this property was marketed 13/8/24

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.





| 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                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



