



Alexander Jacob
estate agents & company



Lincoln Road
East Markham, Newark

Offers Over £500,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JR

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Lincoln Road

East Markham, Newark

Commodious TWO DOUBLE BEDROOM Detached Bungalow Measuring 1367 Sq Ft.

Property Overview

- THREE RECEPTION ROOMS
- Space & Infrastructure to Convert the Existing Loft Space Subject to the Necessary Planning Consents
- Substantial Private Driveway & Detached Double Garage Providing Off Road Parking for Multiple Large Vehicles
- Council Tax Band: C EPC Rating: F



A unique opportunity to acquire a commodious TWO DOUBLE BEDROOM detached bungalow, standing alone in open countryside. Measuring an impressive 1367 sq ft., the ample living accommodation briefly comprises of entrance hall, kitchen, boot room, utility room, conservatory, lounge diner, sitting room, master bedroom, second bedroom, family bathroom and an additional WC. Space and infrastructure exist to allow the purchaser to convert the sizeable loft space if desired, subject to the necessary planning consents. Outside sees a substantial private driveway leading to a detached double garage, providing off road parking for multiple large vehicles. The generous green grounds measuring in excess of 0.8 acres enjoy an enclosed, Southerly aspect rear garden and well placed patio area, various lawns to include two bound paddocks, a hardstanding patio area with a large greenhouse, and two further secure enclosures with kennels, to be included in the sale. Set back from the roadside in the remote village of East Markham, the small community boasts excellent commuter links to the city of Lincoln, and the Georgian market towns of Retford and Tuxford. All locations enjoy a wealth of conveniences, leisure facilities, eateries, bars and educational establishments. East Markham Primary School and Tuxford Academy, having most recently achieved good Ofsted ratings, are both within an easy drive. At selected times, Retford Train Station offers direct lines to the capital in less than ninety minutes. Viewings are highly recommended to fully appreciate the space and picturesque setting being offered for sale.

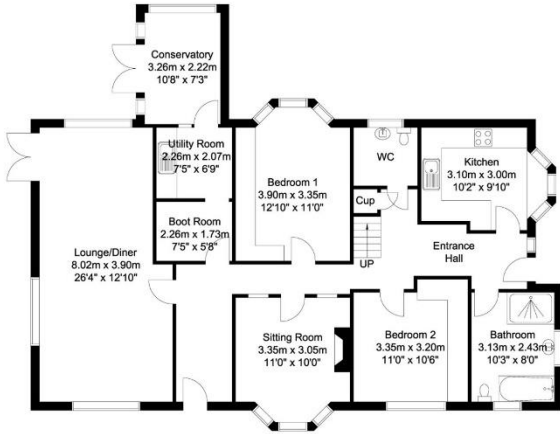
- Generous Green Grounds Measuring in Excess of 0.8 Acres with Several Lawns, Two Enclosed Paddocks, Two Secure Hardstanding Enclosures with Kennels, Greenhouse & Two Handy Garden Sheds
- Standing Alone in Open Countryside in the Remote Village of East Markham
- Excellent Commuter Links to Lincoln, Retford & Tuxford



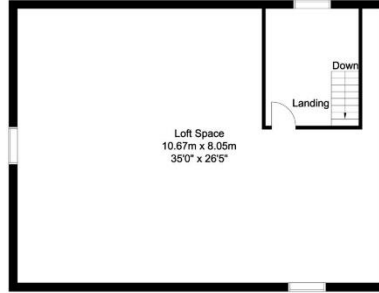
Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



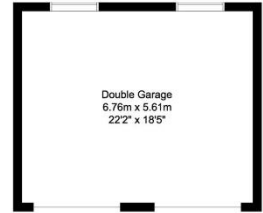
Ground Floor
127 sq m/1367.01 sq ft
Approx.



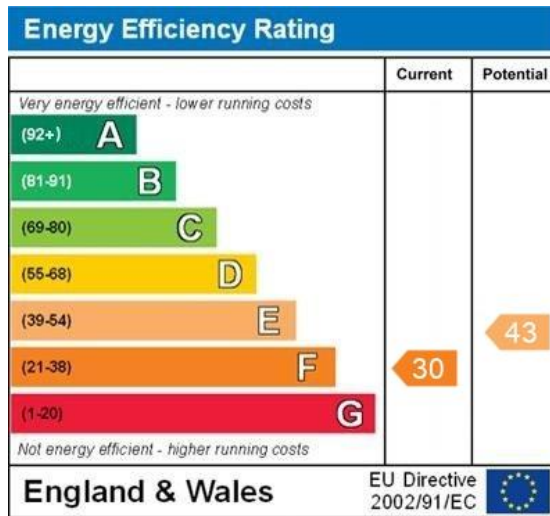
First Floor
85 sq m/914.93 sq ft
Approx.



Outbuilding
38 sq m/409.02 sq ft
Approx.



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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Tenure & Charges: Freehold- Vacant possession will be given upon completion

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Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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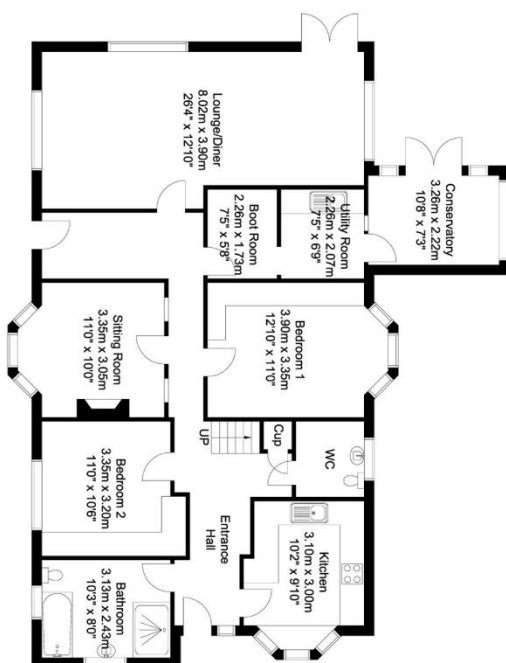
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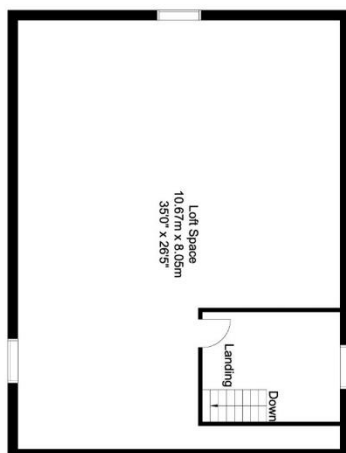
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

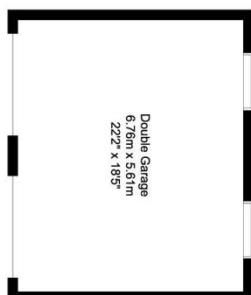
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