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**40 ESAM CLOSE
FARNSFIELD, NEWARK
NOTTINGHAMSHIRE
NG22 8FF**



OFFERS OVER £400,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Fabulous Family Home
- Popular Village Location
- Stylish Dining Kitchen
- Utility Room
- Four Bedrooms
- En-Suite to Master
- Well Presented Throughout
- Good Sized Landscaped Garden
- Driveway and Garage

40 ESAM CLOSE, FARNSFIELD, NEWARK, NOTTINGHAMSHIRE

This detached family home is located in the sought-after village of Farnsfield, close to both local amenities and country walks whilst having easy access to Nottingham, Newark and Mansfield. The village of Farnsfield itself has a highly regarded primary school, popular public houses and many independent shops and cafes. For families with children at secondary school this property falls under the catchment for Southwell Minster School, which is one of the top schools in the county.

Presented to a high standard throughout with stylish décor and upgraded fixtures and fittings the property exceeds that of the standard specification in many areas. What's more having been built just over two years ago by Bellway Homes the property benefits from the balance of the NHBC certificate.

To the ground floor there is a stunning dining kitchen, spacious living room and the added benefit of a utility room, W.C and that all important study. To the first floor there are four well-proportioned bedrooms all offering built in wardrobes, a modern family bathroom and an en-suite to the master.

Outside at the rear there is a good-sized enclosed garden that has been attractively landscaped. The driveway is also at the rear and leads to the single garage. To the front of the property there is a fantastic outlook onto the fields beyond which can be enjoyed from the gated front garden.



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The front garden is laid to lawn and has a paved pathway leading to the front entrance door which opens up into:

HALLWAY

Providing access to the ground floor rooms there is a useful understairs storage cupboard and stairs leading to the first-floor landing.

LIVING ROOM

23'6" x 11'6" This superb living room is light and welcoming and offers a comfortable space for the whole family to relax. There are windows to both the front and side, ceramic tiled floor, radiator and television aerial point.



DINING KITCHEN

17'7" x 10'10" The stunning dining kitchen is the real heart of this family home with plenty of space for a dining table. It has been comprehensively fitted with top of the range wall and base units in a grey gloss finish with co-ordinating worktops and modern splashbacks. There are a range of integrated appliances including a fridge freezer, dishwasher, double oven and grill, gas hob with extractor over, microwave and a one and a half bowl sink. There are ceiling spot lights, ceramic tiled flooring, window the rear and patio doors opening onto the garden.



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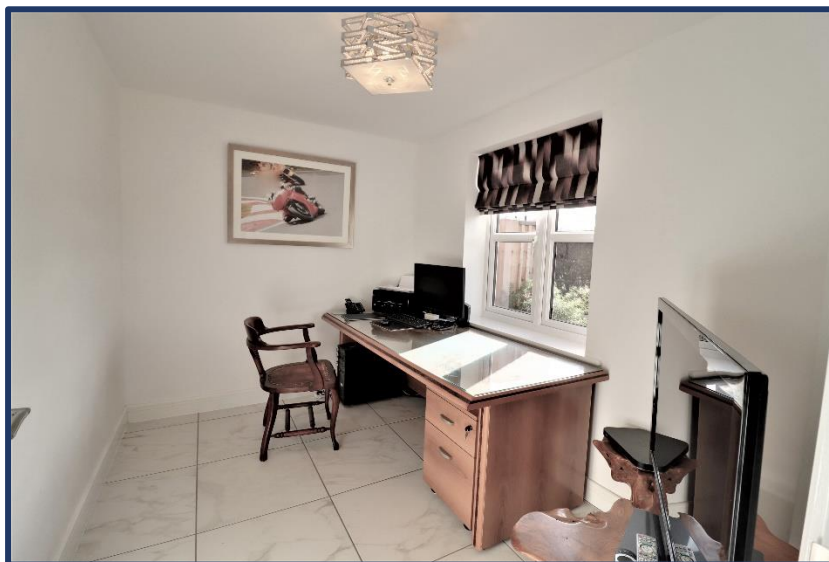
UTILITY ROOM

Leading from the dining kitchen there is a useful utility room which has wall and base units with integrated washing machine, stainless steel sink, housing for boiler and a door leading to the rear garden.



STUDY

10'6" x 7'7" Perfect for working from home this second reception room is currently set up as study but is equally suited to being a dining room or playroom. This bright and airy room has a window to the front, ceiling light point, radiator and continuation of ceramic floor tiling.



GROUND FLOOR W.C.

From the hallway there is a ground floor W.C. with a close coupled W.C. and pedestal wash hand basin.

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FIRST FLOOR LANDING

Providing access to all four bedrooms and the family bathroom.

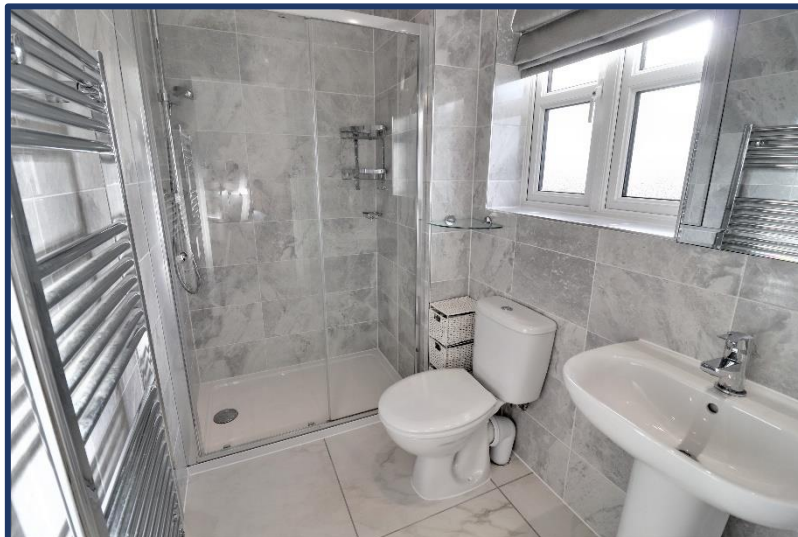
BEDROOM ONE

13'5" max x 11'8 A well-proportioned master bedroom having windows to both the front and side. There are built in wardrobes, radiator and access to the en-suite shower room.



EN-SUITE

7'1" x 6'4" The en-suite shower room is fully tiled and has been fitted with a three-piece white suite comprising a double length shower cubicle with glazed door, pedestal wash hand basin and close coupled W.C. There are ceiling spot lights, a towel rail radiator and opaque window to the front.



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BEDROOM TWO

12'3" max x 10'11" Another well-proportioned bedroom having window to the side, built in wardrobes and radiator.



BEDROOM THREE

14'1" max x 12'4" max A further double bedroom with window to the front, built in wardrobes and radiator.



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BEDROOM FOUR

10'10" max x 9'10" A good-sized bedroom with window to the side and a radiator.



BATHROOM

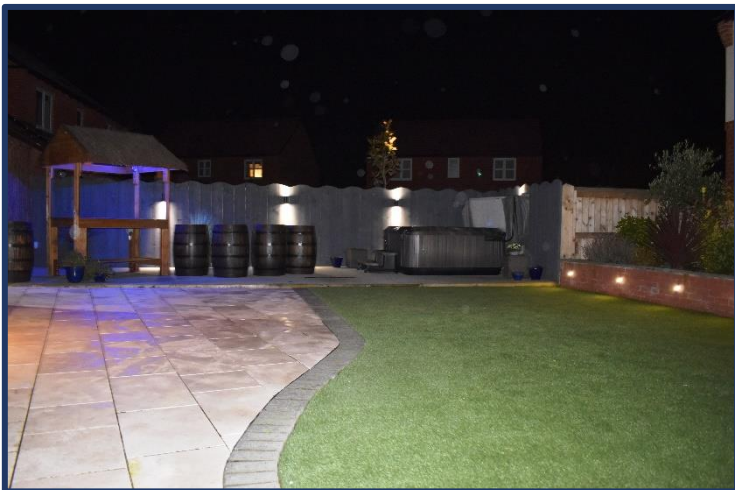
8'6" x 6'4" The family bathroom has been fully tiled and is fitted with a three-piece white suite comprising a panelled bath with shower over, pedestal wash hand basin and close coupled W.C. There is opaque window to the rear, ceiling spotlights and a towel rail radiator.



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GARDEN

The rear garden is fully enclosed with a mixture of fencing and has been beautifully landscaped to include raised borders, patio, decking and lawn areas offering plenty of space for outside seating. There is gated access to both the front and rear of the property as well as pedestrian access into the garage.



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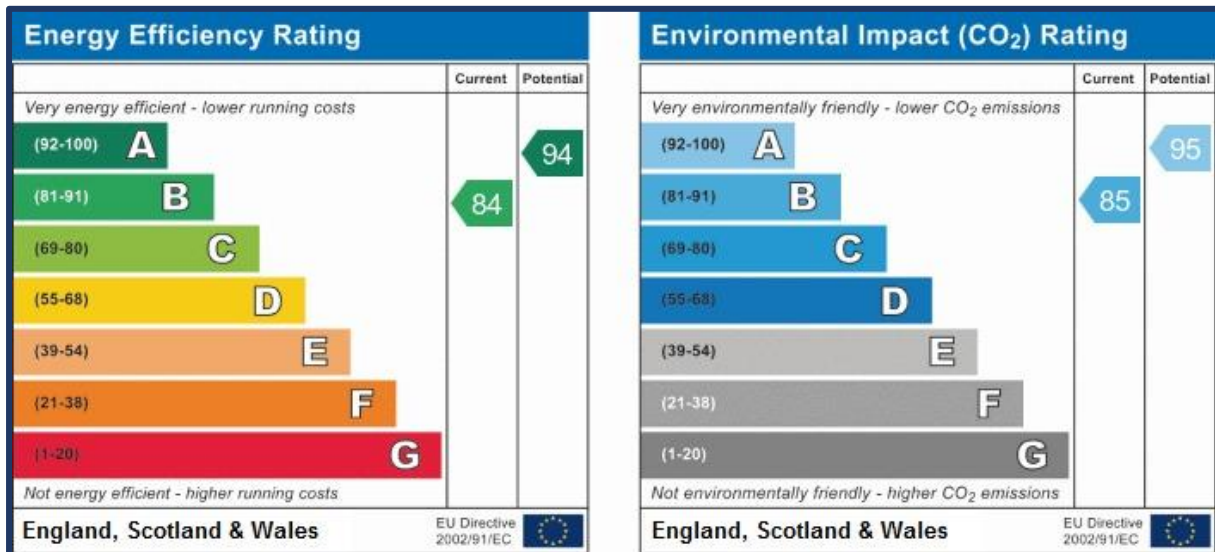
ADDITIONAL INFORMATION

Local Authority – Newark and Sherwood District Council
Council Tax Band – F

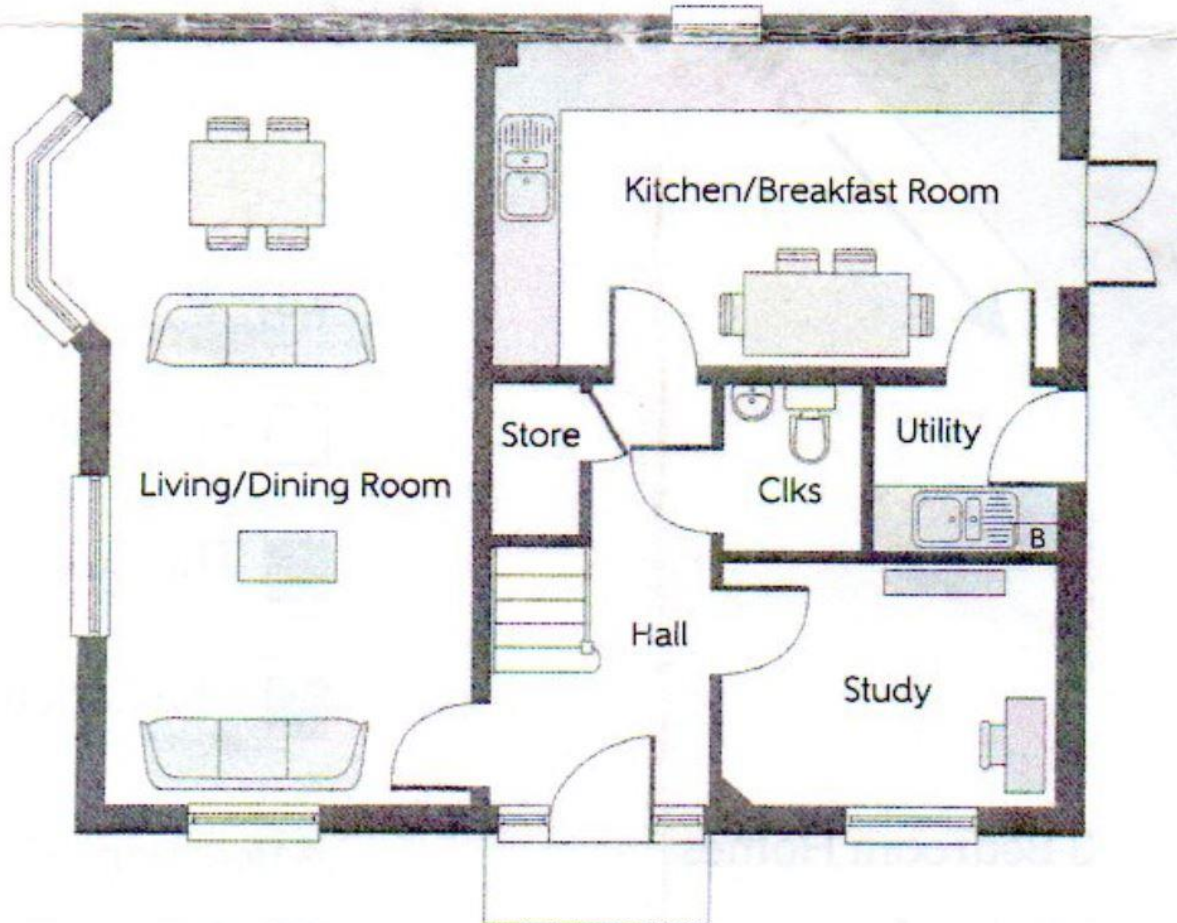
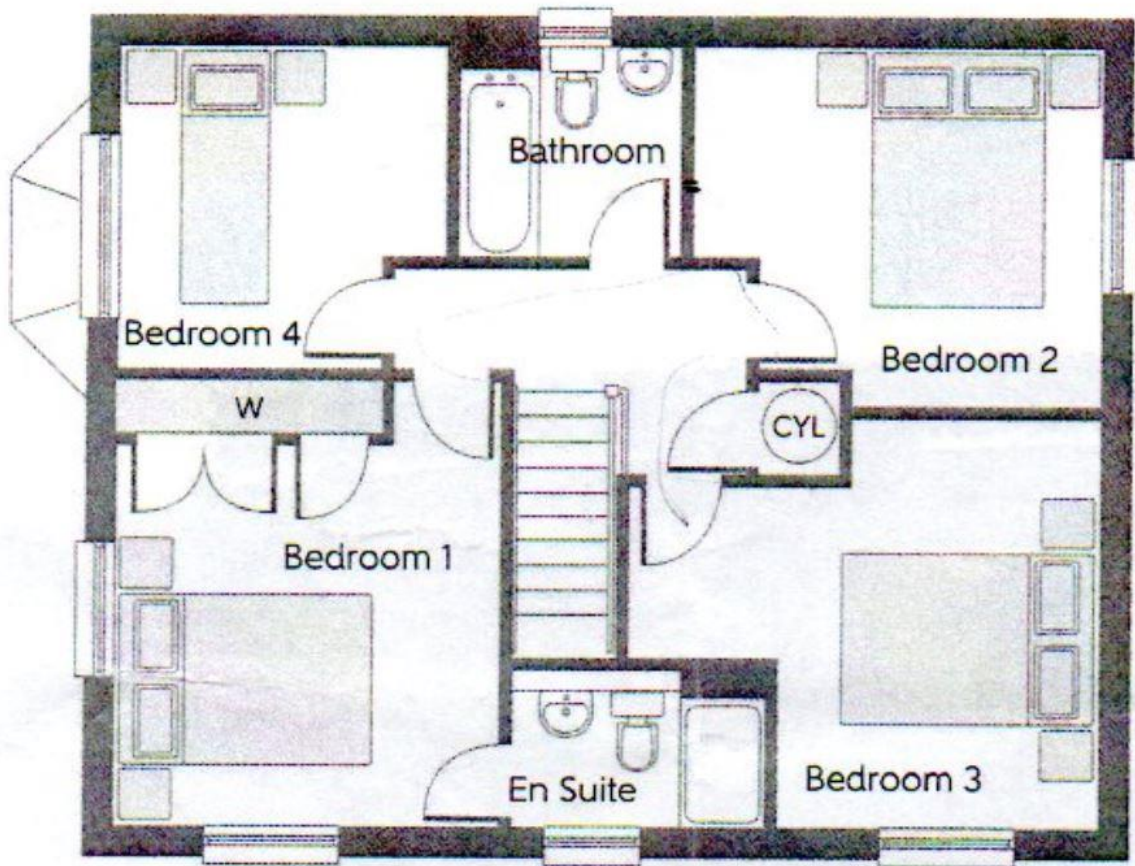
Primary School – Farnsfield St. Michael's Church of England Primary School
Secondary School – Southwell Minster School

Stamp Duty on Asking Price – Nil until March 2021 (this will change if you are purchasing as a second home or investment property.)

ENERGY PERFORMANCE RATING



FLOOR PLANS



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision. We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.