

Bespoke New Homes

East Markham
Nottinghamshire



by

MILLCROFT
Development **T**

East Markham Nottinghamshire



Lincoln - 16 miles Retford - 7 miles Newark - 16 miles (Kings Cross 85 mins)
Nottingham - 27 miles Sheffield - 31 miles

An exclusive development of four high specification, individual new homes ranging from 2,997 sq.ft. to 3,244 sq.ft. situated in the much sought after village of East Markham with excellent access to the A1. Each property occupies a generous plot of approx. 0.5 of an acre, and comprises of spacious living accommodation with underfloor heating, high specification German kitchens and bathroom suites, detailing includes aluminium bi-fold doors, clearview wood burning stoves, double garaging with remote control doors and useful first floor storage.

East Markham is ideally situated with access to the A1 North and South bound. Retford and Newark are within easy commuting distance and both offer direct train services to London Kings Cross, whilst the village itself benefits from a range of amenities including primary school, public house, church and village hall along with a regular bus service.

The area provides a wide range of leisure opportunities including The National Trust's Clumber Park, offering beautiful walks and parkland, and is within easy reach of Meadowhall shopping centre in Sheffield.

Worksop College and Ranby House both offer highly regarded private education along with the nearby Cathedral City of Lincoln's Minster School.

Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools, shops, restaurants, public houses and leisure activities. The Cathedral Quarter, Bailgate and Steep Hill are all easily accessible.



MILLCROFT
Development



Plot 1 - 291.4m² (3136ft²)

Ground Floor

- Oak Entrance Porch
- Entrance Hall
- Dining Kitchen
- Living Room
- Utility
- Bedroom 5 / Study
- En-Suite

First Floor

- Master Bedroom
- En-suite and dressing area
- Bedroom Two
- Bedroom Three
- En-suite
- Bedroom Four
- Family Bathroom

Guide Price £625,000



Ground Floor



First Floor



Plot 2 - 278.5m² (2,997ft²)

Ground Floor

- Entrance Hall
- Living Room
- Dining Kitchen
- Utility
- Bedroom
- Downstairs WC

First Floor

- Master Bedroom
- En-suite and dressing area
- Bedroom Two
- En-suite
- Bedroom Three
- Bedroom Four
- Family Bathroom

Guide Price £595,000



Ground Floor



First Floor



Plot 3 - 301.4m² (3,244ft²)

Ground Floor

Oak Entrance porch
 Entrance Hall
 Living Room
 Dining Kitchen
 Utility
 WC

Annexe
 Entrance hall
 Living Kitchen
 Storage cupboard
 Guest Suite
 En-Suite

First Floor

Master Bedroom
 En-suite and dressing area
 Bedroom Two
 En-suite
 Bedroom Three
 Bedroom Four
 Family Bathroom

Guide Price £625,000





TENURE

Freehold. For sale by private treaty.

LOCAL AUTHORITY

Bassetlaw - 01909 533533

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

James Drabble
01522 504304
info@jhwalter.co.uk

IMAGES

Photo: © Alan Marray-Rust (CC-BY-SA/2.0)
Photo: © Michael Patterson (CC-BY-SA/2.0)
Photo: © Borre Wickstrom



jhwalter.co.uk



IMPORTANT NOTICE

JHWalter try to provide accurate sales particulars, however, they should not be relied upon as statements of fact. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. JHWalter staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Crown Copyright. All rights reserved. Licence Number 100020449. The Ordnance Survey data may not show all existing features. JHWalter is the trading name of JHWalter LLP. Registered Office: 1 Mint Lane, Lincoln LN1 1UD. Registered in England and Wales. Registration Number: 0C334615

JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD

DX 11056 Lincoln | E info@jhwalter.co.uk

T 01522 504304 | F 01522 512720

www.jhwalter.co.uk