

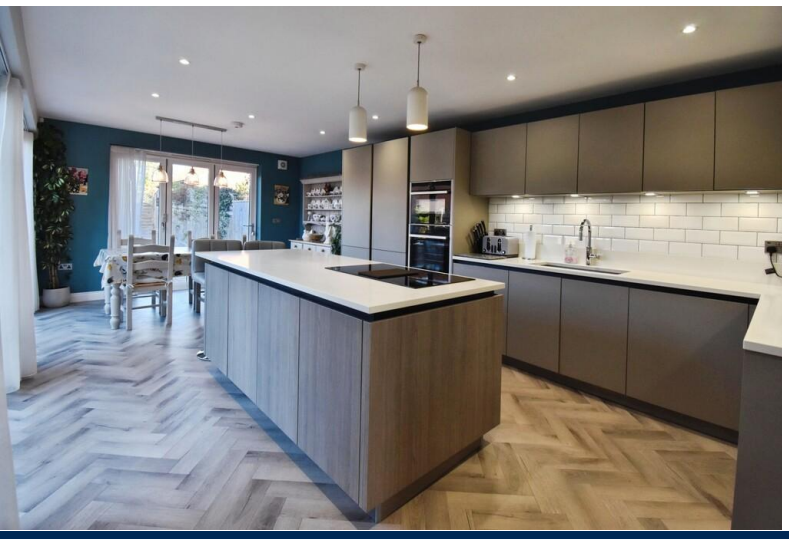
Hexham Lodge, Fosse Road,

East Stoke, NG23 5QQ

Book a Viewing!

£450,000

A stunning contemporary home situated within a select executive development by the highly regarded Capla Homes, with approximately five years remaining on its warranty. Beautifully presented throughout, the property offers over 1,300 sq ft of stylish accommodation plus garage, featuring a welcoming entrance hall with cloakroom and WC, living room with multi-fuel stove and bi-folding doors, open to an impressive kitchen diner with NEFF appliances and further bi-folding doors onto the landscaped garden, perfect for entertaining. Upstairs, vaulted ceilings enhance the sense of space, with three generous double bedrooms, principal en-suite and family bathroom. Quality finishes include solid oak internal doors and underfloor heating downstairs. Outside, beautifully landscaped gardens and a large single garage complete this exceptional, move-in-ready home.





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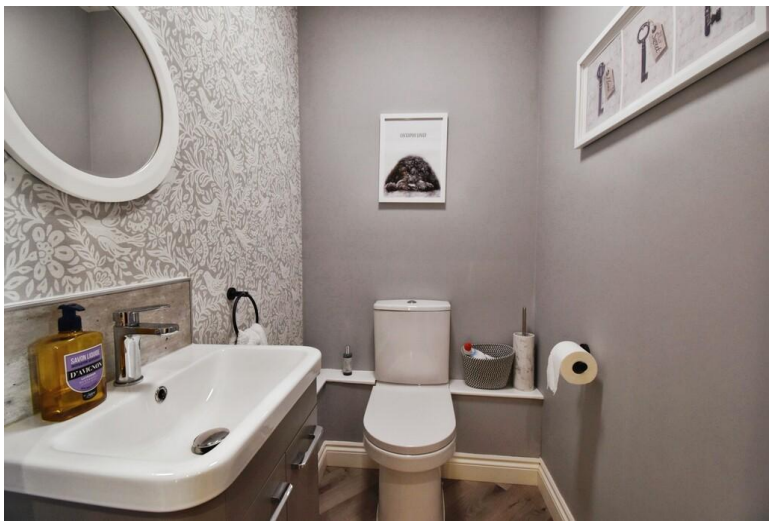
LOCATION

East Stoke is a charming and highly regarded Nottinghamshire village, perfectly positioned for those seeking a balance of peaceful countryside living and excellent connectivity. Surrounded by open farmland and attractive rural scenery, the village enjoys a strong sense of community while remaining conveniently close to the market towns of Newark and Southwell. The area is well placed for commuters, with easy access to the A46, A1 and rail links from Newark offering direct services to London King's Cross. East Stoke is also ideally situated for enjoying the surrounding countryside, riverside walks and nearby historic attractions, while benefiting from well-regarded local pubs, schools and everyday amenities within easy reach. Combining rural character with practical convenience, East Stoke remains a sought-after location for families and professionals alike.

ACCOMMODATION

ENTRANCE HALL

Composite door, Invictus LVT flooring with underfloor heating, inset spotlights, oak stairs to the first floor and doors to WC, cloakroom, kitchen diner and to the living room.



CLOAKROOM
5' 2" x 3' 7" (1.6m x 1.1m) With uPVC double glazed opaque window to the front elevation and Invictus LVT flooring with underfloor heating.

WC
5' 2" x 3' 11" (1.6m x 1.2m) Two piece suite fitted with a low level WC and wash hand basin with vanity unit and tiled splashback, extractor and Invictus LVT flooring with underfloor heating.

LIVING ROOM
19' 0" x 14' 5" (5.8m x 4.4m) With uPVC double glazed windows to the front elevation, Invictus LVT flooring with underfloor heating, multi fuel burning stove and bi-fold doors onto patio at the rear. Open to kitchen diner.



KITCHEN/DINER
22' 7" x 11' 9" (6.9m x 3.6m) Fitted with Rotpunkt wall and base units with a Quartz worksurface incorporating a centre island breakfast bar with induction hob and extractor . Under-counter Blanco sink with a Quooker tap. Full size integrated appliances including a fridge, freezer, dishwasher, oven and a second combination oven/microwave, Invictus LVT flooring with underfloor heating, inset spotlights, tiled splashback and double glazed bi-fold doors to two elevations.

FIRST FLOOR LANDING
With access to the loft via a pulldown ladder, inset spotlight, radiator and doors to all bedrooms and to the family bathroom.



MASTER BEDROOM
17' 4" x 11' 9" (5.3m x 3.6m) With uPVC double glazed window to the rear elevation, double glazed Velux skylight window, inset spotlights, radiator, vaulted ceiling and door to en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising a low level WC, wash handbasin with vanity unit and corner cubicle with a mains fed rain head shower, heated towel rail, extractor and vaulted ceiling with inset spotlights.

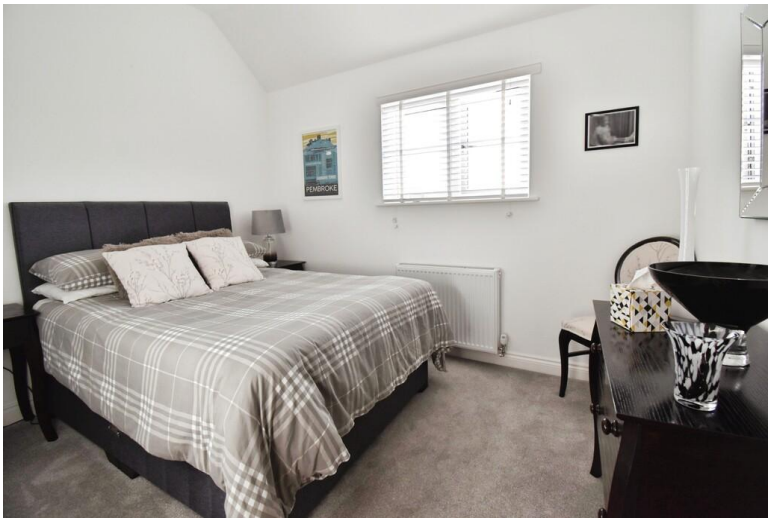


BATHROOM
Fitted with a three piece suite comprising a panelled bath with a mains fed rain head shower over, low level WC and wash hand basin with vanity unit, tiled splashbacks, heated towel rail, extractor, vaulted ceiling with inset spotlights, uPVC double glazed opaque windows to side and rear elevations and built-in airing cupboard housing the hot water cylinder.

BEDROOM TWO
13' 9" x 13' 1" (4.2m x 4m) With uPVC double glazed windows to the front elevation, radiator and vaulted ceiling.

BEDROOM THREE
10' 9" x 10' 9" into recess (3.3m x 3.3m) With uPVC double glazed window to the front elevation, radiator and vaulted ceiling.









OUTSIDE
Lovely landscaped gardens, front and rear. The enclosed rear garden is mostly lawned with a paved patio, outside tap, power points lighting and raised pond. To the rear there is a gravelled driveway and garage.

GARAGE
21' 3" x 13' 1" (6.5m x 4m) With a garage door, power, lighting and tap.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage services available. Ground floor under floor heating. Air Source Heat Pump.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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https://www.mundys.net/referrals/

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

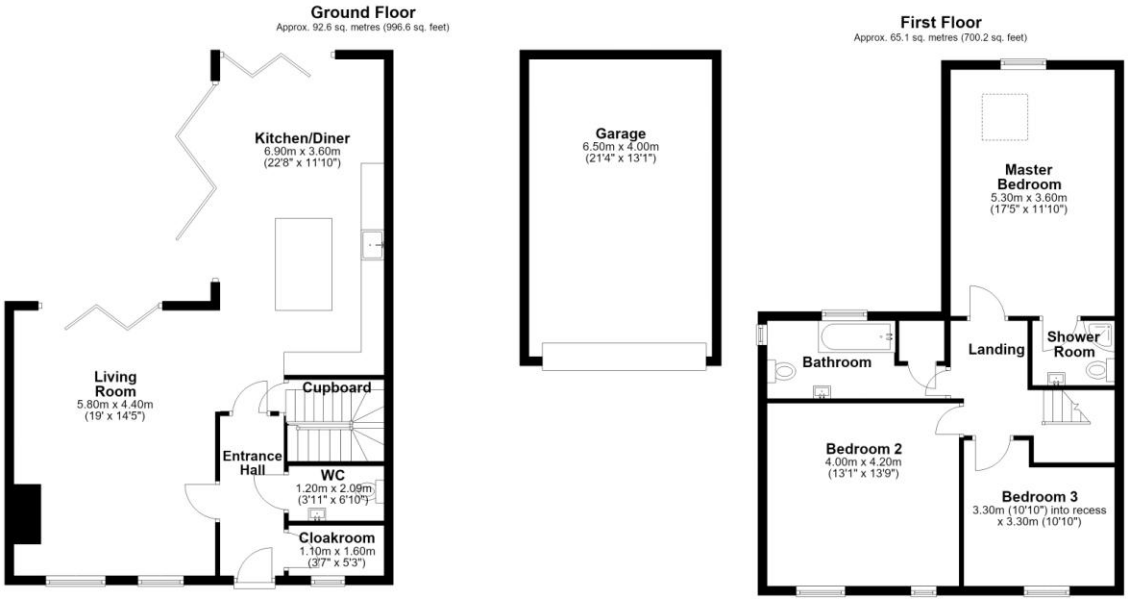
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Total area: approx. 157.6 sq. metres (1696.8 sq. feet)

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