



# Moorhouse Road

Laxton, Newark, NG22 0TB

£525,000



Nestled on the charming Moorhouse Road in the picturesque village of Laxton, Newark, this delightful period detached house offers a perfect blend of comfort and space for family living.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The layout of the home promotes a warm and welcoming atmosphere, making it perfect for gatherings with family and friends.

The four bedrooms are generously sized double rooms, allowing for personalisation and comfort, making it easy to create your own sanctuary within the home.

Set in the tranquil surroundings of Laxton, this house benefits from a peaceful village atmosphere while still being close to Newark's vibrant town centre. The area is known for its rich history and community spirit, making it an ideal location for families and individuals alike.



## Description

### Hallway

The property is entered into the inner hallway allowing for privacy, herringbone parquet flooring and a side facing window and radiator with French wooden doors leading into the impressive dining hallway.

### Kitchen / Diner 26'1" x 12'8" (7.95m x 3.86m)

The heart of the home is the traditional yet contemporary kitchen / diner which features cream country style cabinetry throughout, paired with black granite worktops that add contrast and a sense of solidity. A large central island anchors the space, also topped with black granite, and includes seating for gathering, ideal for casual dining or social cooking. The layout offers plenty of storage and work surface and space for a free standing fridge / freezer. Integrated NEFF appliances, including fan assisted oven, combi microwave, four ring electric induction hob neatly built in, giving the kitchen a clean, streamlined look. The sink sits beneath a wide window allowing the views to be admired, bringing in natural light and offering views to the outside from the French doors leading out into the rear garden. Underfoot, natural solid Oak flooring runs across the room, softening the neutral palette and adding warmth. Recessed ceiling spotlights provide even, modern lighting, while the overall space feels uncluttered and well proportioned.

### Boot Room 12'9" x 6'2" (3.90m x 1.90m)

Leading through into the boot room with original solid wood doors through out with latch and brace door furniture into the practical boot / laundry room with a tiled floor, plumbing for appliances and space for the families coats and wellies.

### Dining Hall 14'11" x 13'1" (4.55m x 3.99m)

The dining hall area is perfectly positioned next to the kitchen and the room showcases a beautiful herringbone Oak wood floor that adds warmth and character, making it perfect area for entertaining or family gatherings. The exposed wooden beam adds a rustic touch, enhancing the room's unique architecture originating from around 200 years ago. A central fireplace serves as a focal point, with a log burner, tiled hearth and wooden mantle. French doors leading into the inner hallway and wooden double doors lead into the sitting room.

### Sitting Room 14'0" 10'9" (4.27m 3.30m)

The sitting room is typical of a character property of said years with its charming layout featuring a stunning exposed wooden beam, a functional wood-burning stove serves as the focal point, providing both warmth and a sense of traditional charm during chilly evenings. with a brick inset and stone hearth. The generous side window allows the South facing sun to flood within creating a bright airy space.

### Cloak Room 5'9" x 4'11" (1.77m x 1.50m)

Every family homes needs a ground floor cloak room with a toilet, hand basin, radiator and side facing obscure window.

### Stairs & Landing

Exposed wooden stairs lead to the first floor landing with carpet, window, radiator white wooden banister and storage cupboard on the landing.

### Master Bedroom & En Suite 14'11" x 11'8" (4.55m x 3.56m)

The master room is a side facing double bedroom over looking the historic 'Open Fields' with wooden stained floor boards, side facing window, radiator and access to the en suite comprising of a shower cubicle with Travertine stone tiled walls, glass sliding cubicle door, circular hand bowl and toilet.

### Bedroom Two 12'10" x 11'8" (3.91m x 3.56m)

A dual facing double bedroom with solid floor boards, radiator and centre ceiling light.

### Bedroom Three 12'11" x 9'3" (3.94m x 2.82m)

A double bedroom rear facing over looking the open fields with solid floor boards, ceiling light and radiator.

### Bedroom Four 9'4" x 9'1" (2.84m x 2.77m)

A rear facing double bedroom with solid floor boards, ceiling light and radiator.

### Bathroom 13'1" (7'2" into recess) x 6'11" (3'11" into reces (4.00m (2.20m into recess) x 2.13m (1.20m into rece)

The family bathroom comprises of a bath with an electric shower over, curved shower screen, travertine stone tiled walls and floor, circular hand basin encased in a wooden corner unit, wc with a chrome towel ladder rail. Recess lighting and extractor with a rear facing window.

### Driveway & Garage 16'1 x 11'10 (4.90m x 3.61m)

The drive is entered through two sets of double timber gates which open onto an expansive gravelled driveway with parking for multiple vehicles leading to the brick-built garage with a pantile roof, double wooden doors, power, lighting, EV car charger and a fixed internal ladder accessing the upper floor offering additional storage or potential for conversion, subject to planning.

### Outside

To the front is a large driveway, raised lawn area side gate leading to the stone steps leading up to the gentle graded rear garden mainly laid to lawn. Stone rockery with small plants and shrubs, fully enclosed over looks the rear fields.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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