



## Middle Plantation

Belle Eau Park, Newark, NG22 8TY

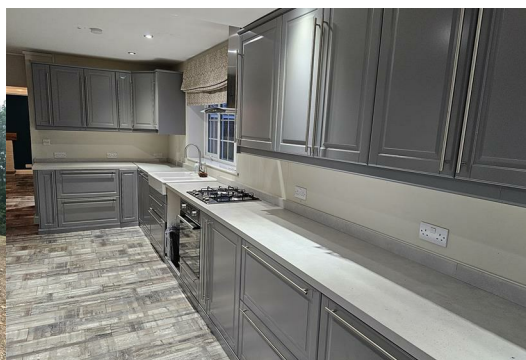
£325,000



NO UPWARD CHAIN - Clark Estates bring to the market this three bedroom detached house in the secluded location. Set in 1,000 acres of picturesque views, walks and wildlife, Plantation House is on the edge of Robin Hood Retreat and is a peaceful holiday location ideally situated for all that Nottinghamshire has to offer.

Bilsthorpe is perfectly located on the A6114 with easy commutes to Nottingham, Newark where you can be in London from Castle Gate station in approximately 1 hour 30 minutes by train.

Middle Plantation house is perfect for snuggling away to the Countryside after a busy week at work in the City.



**Kitchen 21'10" x 9'3" (6.67m x 2.83m)**

**Lounge 22'2" x 10'11" (6.77m x 3.35m)**

**Dining Room 14'1" x 10'10" (4.30m x 3.32m)**

**2nd Reception / Office 9'5" x 9'1" (2.89m x 2.77m)**

**Bathroom 6'6" x 5'9" (2.00m x 1.77m)**

**Bedroom One 17'11" x 14'0" (5.47m x 4.27m)**

**Bedroom Two 13'1" x 8'8" (4.00m x 2.65m)**

**Bedroom Three 9'10" x 8'6" (3.00m x 2.60m)**

#### Disclaimer

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

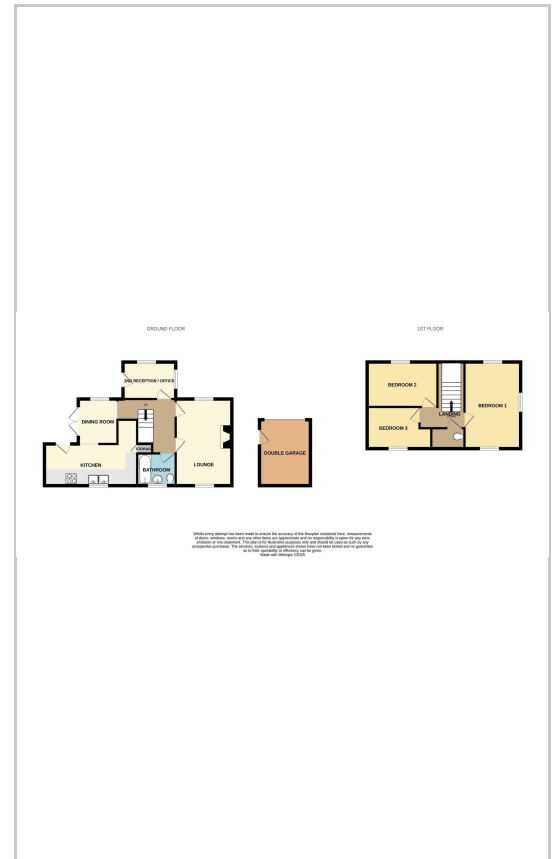
**Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Clark Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Clark Estates removing a property from the market and instructing solicitors for your purchase.**

**Third Party Referral Arrangements - Clark Estates have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.**

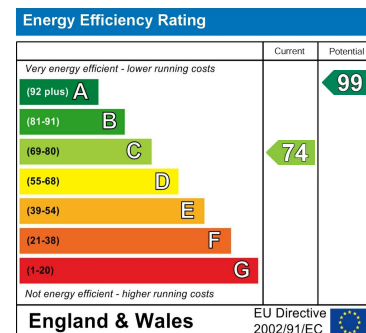
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk