



Orchardside Road

East Markham, NG22 0FP

Offers over £250,000



Welcome to this stunning three-bedroom, semi-detached, family home at Orchardside Road, East Markham. This modern home provides everything a young family might need to enjoy a comfortable life in this fabulous location: The three generous bedrooms all bask in natural light; the large reception room looks out to the south-facing garden; the contemporary and stylish kitchen is well-equipped with ample cupboard and worktop space, as well as room for family dining; and this home benefits from a private driveway.

Orchardside Road sits in a prime position on the southern side of the village of East Markham. Properties here were built in 2021, giving prospective buyers additional peace of mind from the NHBC Guarantee. This popular village has a primary school with an excellent reputation locally, and is a short drive from Tuxford Academy, making it the perfect base for a growing family.

East Markham also benefits from an historic church, the village hall where a full calendar of popular community events are held, sports facilities and proximity to the A1 North and Southbound exits. Make sure to arrange a viewing of this beautiful, light-filled home – we highly recommend seeing it for yourself!



Description

Built in 2021, a beautiful three bedroom semi detached home in the sought after location of East Markham! This property briefly comprises of a kitchen/ diner, lounge, three bedrooms, bathroom, rear garden and off road parking for two cars. NHBC guarantee until 2031.

Kitchen / Diner 14'1" x 8'0" (4.30m x 2.46m)

The kitchen comprises of a range of shaker style wall and base units, integrated four ring gas hob, electric oven, chrome extractor above, part tiled walls, space for a fridge freezer and washing machine, recess lighting, radiator, vinyl flooring, and a front facing window.

Lounge 15'1" x 10'5" (4.60m x 3.20m)

The lounge includes LVT flooring, access to the understairs storage, two radiators and double glazed French doors leading onto the rear garden allowing natural light to flood the room for that bright airy feel.

Downstairs WC 5'6" x 2'11" (1.70m x 0.90m)

Comprises of a wash hand basin, WC, radiator, LVT flooring and a front facing window.

Master Bedroom 16'0" x 8'0" (4.90m x 2.45m)

The master bedroom is a rear facing double room with carpet, radiator and a double glazed window.

Bedroom Two 9'8" x 8'3" (2.95m x 2.52m)

Bedroom two is a front facing double room with carpet, radiator and double glazed window.

Bedroom Three 10'7" x 6'8" (3.23m x 2.04m)

Bedroom three is a rear facing single room with carpet, radiator and double glazed window.

Family Bathroom 6'5" x 5'6" (1.96m x 1.69m)

The family bathroom comprises of a bath with an overhead shower, glass shower screen, WC, wash hand basin, chrome heated towel rail, part tiled wall, vinyl flooring and a front facing window.

Outside

To the side of the property there is a driveway with space for two cars and side access to the rear garden. The rear garden is mainly laid to lawn with a patio area leading from the French doors, with a corner set to gravel ideal for a fire pit

Additional Information

Tenure - The property is currently leasehold but will become freehold upon completion. Please contact the agency for more details.

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 Tetris UK Sales & Lettings Limited NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

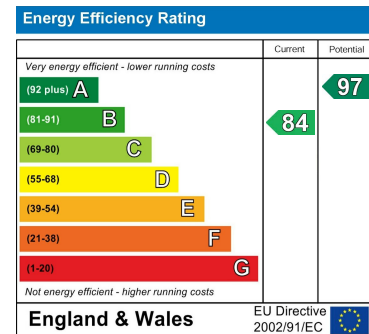
Area Map



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.