



‘Santana’ Back Lane Eakring NG22 0DJ

£549,950 Freehold

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JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

64 Main Street Farnsfield NG22 8EF

Santana is an extremely spacious and well presented 4 bedroom detached family home situated on a magnificent plot and backing fields to the rear. The property offers a versatile internal layout with large open plan kitchen dining room, spacious lounge with wood burner, double size rear conservatory, study/office, utility room, downstairs cloakroom, and ground floor bedroom with en suite shower room. The first floor comprises master bedroom with en suite shower room, plus two further double bedrooms both with en suite shower rooms. Outside - there is a newly built timber 'barn style' garage with store, generous driveway parking and stunning west facing rear garden. Eakring is a small rural village with its own pub and tea rooms and is located approximately 6.5 miles from Southwell and 8 miles from Newark (with its commuter station to London Kings Cross). It is surrounded by delightful countryside and pretty historic villages and hamlets.

Please note - Interested parties must be in a proceedable position - please contact our office regarding conditions of sale.



No onward chain.

Double glazing / oil central heating /
council tax band E

*Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country
Homes*

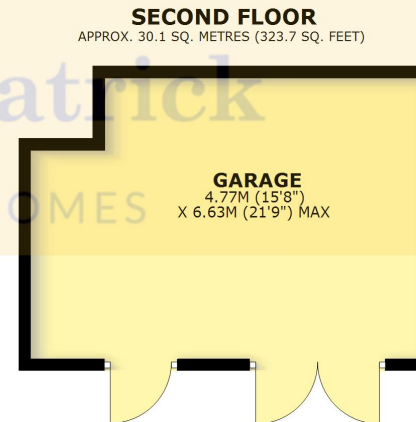
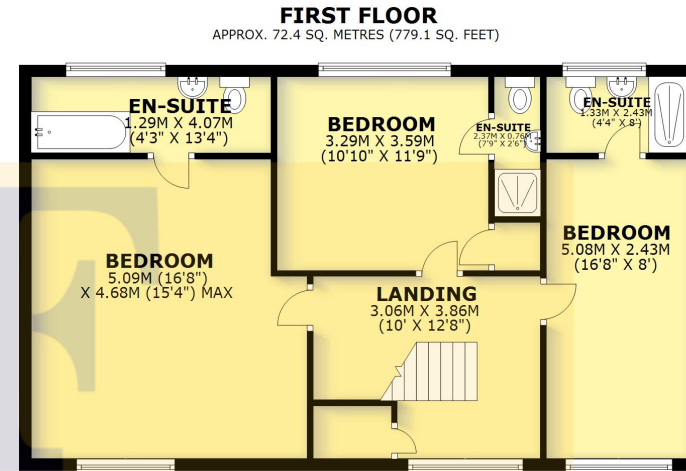
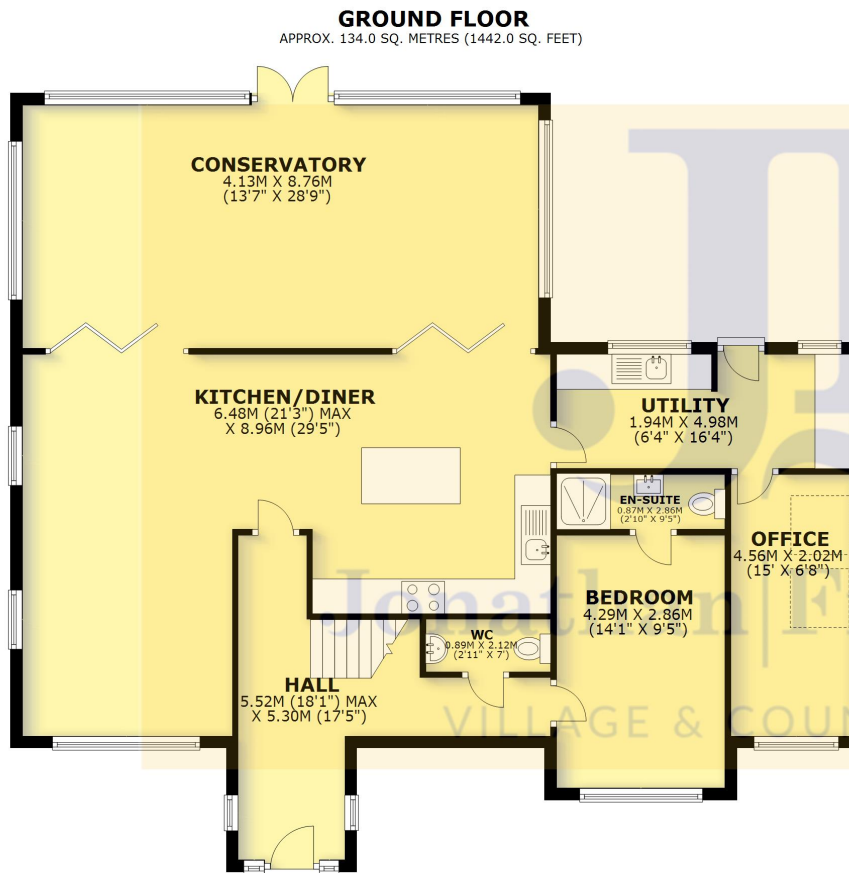
*Telephone 01623 392676 or email
mail@jfea.co.uk*











TOTAL AREA: APPROX. 236.4 SQ. METRES (2544.8 SQ. FEET)

Energy performance certificate (EPC)

Santana Back Lane Eaking NE16 6RX NG22 0DJ	Energy rating D	Valid until: 12 October 2032 Certificate number: 9140-2677-1103-2392-9455
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements