



'Appleby' Potter Lane Wellow Newark NG22 0EB

**Guide - £375,000 - £400,000 Freehold**





**A**n exceptionally spacious 4 double bedroom, 4 reception room detached bungalow situated on a generous landscaped plot of approximately 0.26 acres. The property offers extremely adaptable accommodation throughout and has recently been re-decorated with new carpets and floor coverings.

Numerous features include two conservatories, spacious breakfast kitchen, utility room, en suite to master bedroom plus separate family bathroom. Outside, there is generous driveway parking for 3-4 cars plus detached double garage. If required there is further scope to extend subject to planning consent.

Wellow is a highly regarded historic village famous for its picturesque green and maypole. It is surrounded by beautiful countryside yet convenient for Southwell (9.5 miles) and Newark on Trent (12.4 miles) with its commuter station to London Kings Cross.

Significant interest is anticipated and interested parties should ideally be in proceedable buying positions. **NO ONWARD CHAIN.**

Oil central heating / double glazing / council tax band F

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Viewing through Jonathan Fitzpatrick Village & Country Homes

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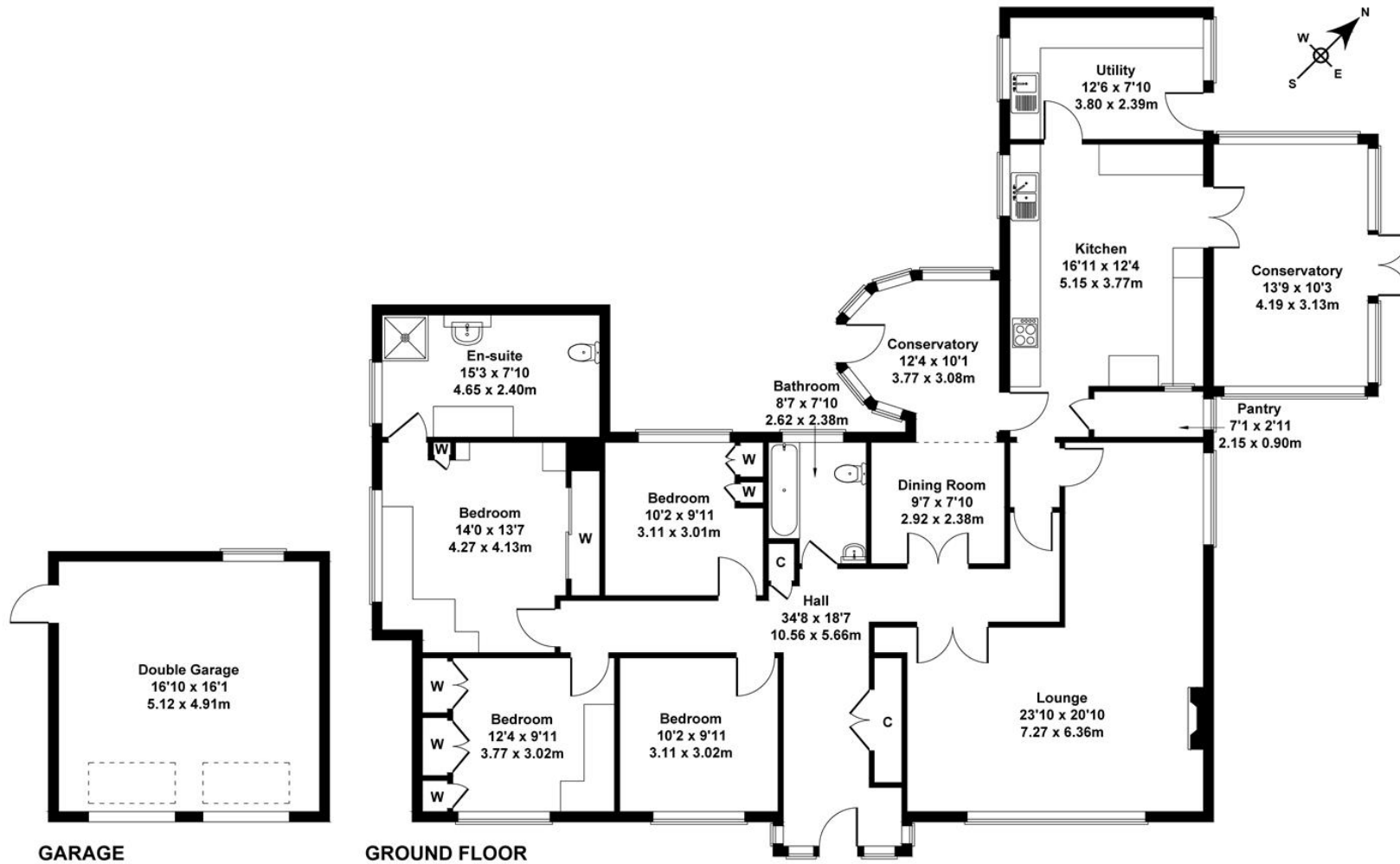






# Appleby, Potter Lane, Wellow, NG22 0EB

Approximate Gross Internal Area  
2228 sq ft - 207 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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