



EDLIN & JARVIS  
ESTATE AGENTS



Win-Wood The Spinney  
Winthorpe, Newark, NG24 2NT

£575,000



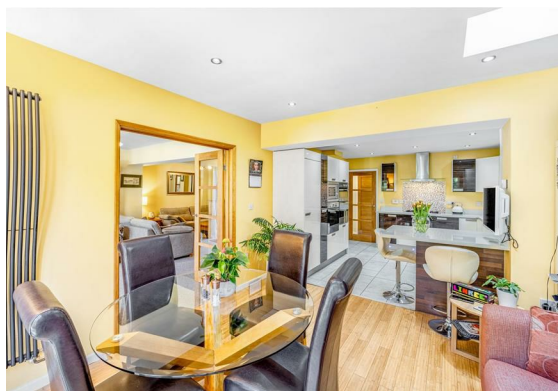
## Win-Wood The Spinney

Winthorpe, Newark, NG24 2NT

\*\*\*SPACIOUS FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION\*\*\* A unique opportunity to own this delightful five/six bedroom family home, nestled within the highly sought-after village of Winthorpe. The original building has been extended and offers versatile living accommodations. The right-hand side ground floor extension offers a self-contained annexe with a bedroom, open plan kitchen diner, a lounge and a shower room if needed. The property sits on a generous plot of approx. 0.22 acres. The current owners have tastefully extended the property and their attention to detail is noticeable the moment you enter this magnificent family home. The three reception rooms to the rear overlook the fabulous landscaped gardens and terrace. The ground floor accommodation comprises an entrance hall (which also leads to the annexe), boot room/office, WC, utility room, lounge and an open plan kitchen diner. The kitchen comprises units at both base and eye level incorporating integrated appliances to include a double oven, microwave oven, fridge, five-ring gas hob and plinth lighting. The first-floor accommodation comprises a master bedroom measuring over 23ft with an ensuite, four further bedrooms and two family bathrooms. The property benefits from gas central heating and UPVC double glazing. The fabulous established gardens are mainly laid to lawn with mature trees, shrubs & bushes, a raised decked seating area, a paved seating area, a summer house and a garden shed.

Winthorpe village has a great community spirit with amenities to include a good primary school which was listed in the top 50 for the country, the award-winning traditional English pub & restaurant Lord Nelson, a community centre with sports facilities, a park, a village hall & tennis courts. The property is set nicely on The Spinney just off Gainsborough Road which is a village street and a no-through road leading down to All Saints' Church and the village Conservation Area.

### Entrance Hall





**Lounge**  
19'3 x 15'6 (5.87m x 4.72m)

**Kitchen Area**  
12'1 x 11'6 (3.68m x 3.51m)

**Dining/Sitting Area**  
11'6 x 10'9 (3.51m x 3.28m)

**Utility Room**  
7'10 x 5'4 (2.39m x 1.63m)

**WC**  
4'0 x 4'9 (1.22m x 1.45m)

**Boot Room**  
8'0 x 5'3 (2.44m x 1.60m)

**Annexe Lounge**  
13'5 x 12'2 (4.09m x 3.71m)

**Annexe Dining Area**  
12'2 x 9'2 (3.71m x 2.79m)

**Annexe Kitchen**  
10'3 x 8'4 (3.12m x 2.54m)

**Annexe Bedroom**  
13'0 x 9'9 (3.96m x 2.97m)

**Annexe Shower Room**  
8'4 x 5'7 (2.54m x 1.70m)

**Master Bedroom**  
28'10 x 12'2 (8.79m x 3.71m)

**Bedroom Two**  
16'7 x 13'3 (5.05m x 4.04m)

**Bedroom Three**  
11'6 x 11'3 (3.51m x 3.43m)

**Bedroom Four**  
11'3 x 10'5 (3.43m x 3.18m)

**Bedroom Five**  
11'3 x 6'1 (3.43m x 1.85m)

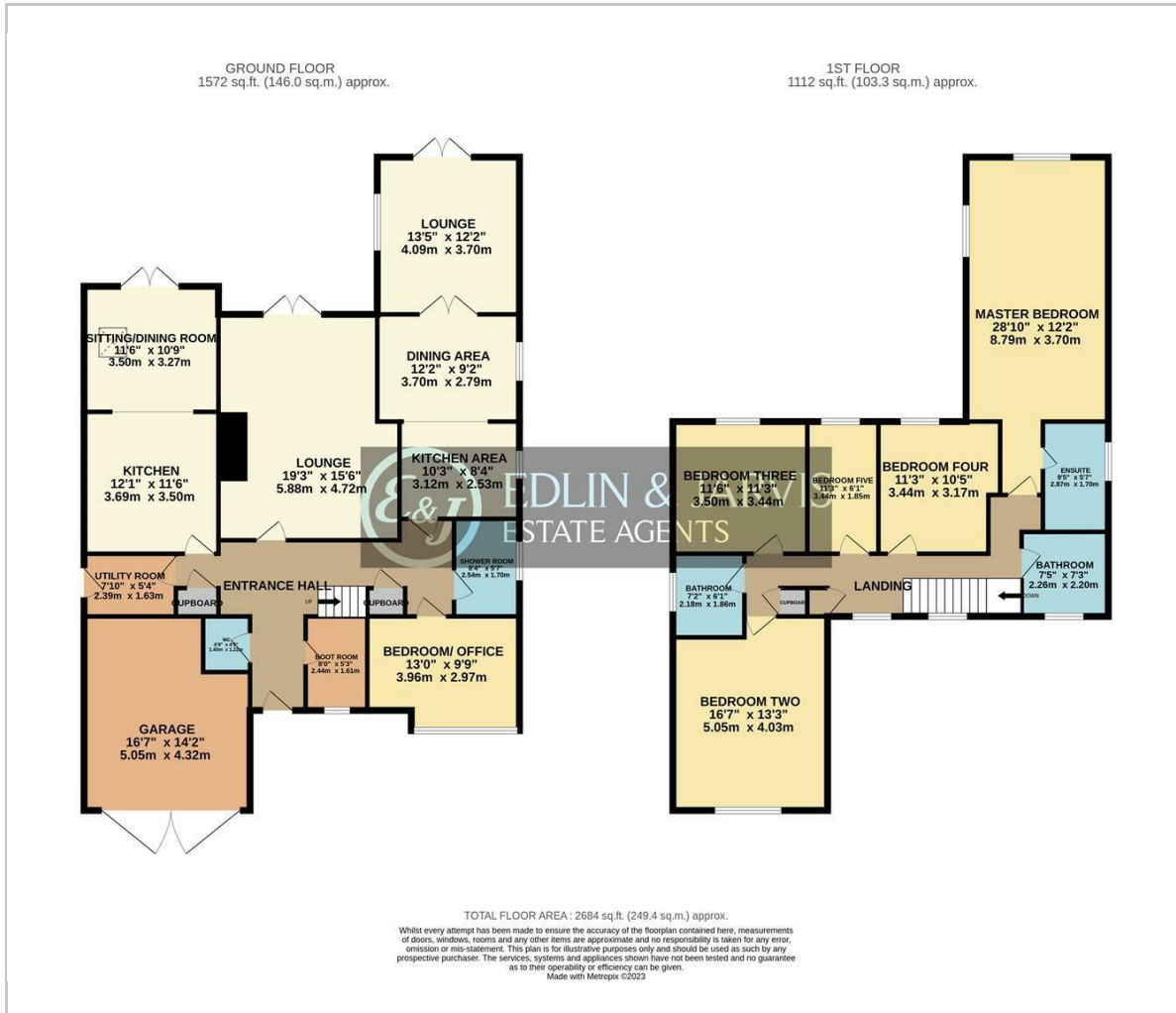
**Bathroom One**  
7'2 x 6'1 (2.18m x 1.85m)

**Bathroom Two**  
7'5 x 7'3 (2.26m x 2.21m)

**Garage**  
16'7 x 14'2 (5.05m x 4.32m)



## Floor Plan



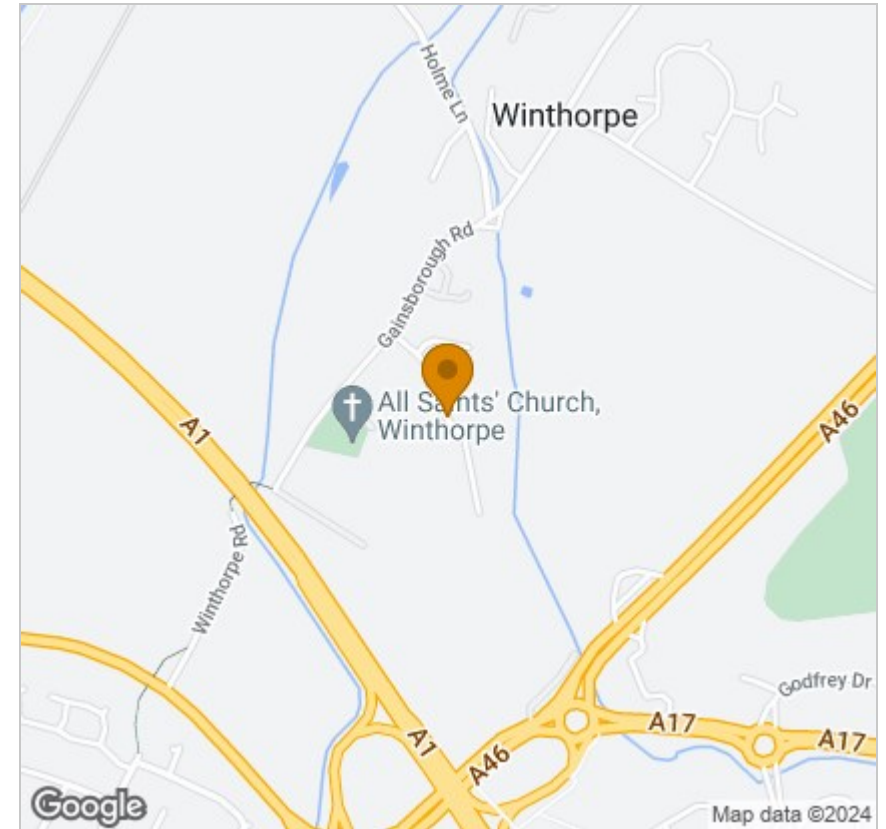
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

