



7 High Street, Carlton-le-moorland,
Lincoln, LN5 9HT



Book a Viewing!

£335,000

Nestled within the rural village of Carlton-le-Moorland, this exceptional Three Bedroom Detached Bungalow offers generously proportioned and elegantly appointed accommodation throughout. The living space comprises an inviting Entrance Porch, welcoming Hallway, Cloakroom/WC, a spacious Lounge, formal Dining Room, Breakfast Kitchen, Utility Room, and a light-filled Conservatory. There are three well-proportioned Bedrooms and a Family Bathroom. Occupying an attractive and mature plot, the property is approached via a gated block-paved driveway providing ample off-road parking and access to a single garage. The front garden is neatly landscaped with established planting. The enclosed rear garden is a real highlight of this property, with a patio seating area, areas of lawn, flowerbeds and mature shrubs creating a true sanctuary. This impressive home must be viewed to be truly appreciated.



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SERVICES - Mains electricity, water and drainage services available. Oil central heating. Plus LPG for the lounge fire.

EPC RATING – E.

COUNCIL TAX BAND – D, North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular village of Carlton-le-Moorland is located just 9 miles from the historic Market Town of Newark upon Trent with accessibility to Newark Northgate Station (with main line to London Kings Cross approximately 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity and the Cathedral City of Lincoln is 12 miles away. The village has a Church and public house. There is a local primary school, two shops and two additional public houses in the nearby village of Bassingham.





ACCOMMODATION

PORCH

With tiled flooring.

HALL

With radiator and airing cupboard.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled walls, laminate flooring and double glazed window to the front aspect.

LOUNGE

17' 10" x 13' 5" (5.46m x 4.11m) With double glazed window to the front aspect, gas fire set within a feature fireplace and radiator.

DINING ROOM

With double glazed French doors to the rear garden and radiator.

KITCHEN

13' 5" x 9' 10" (4.09m x 3.00m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric hob with extractor fan over, eye level electric oven, space for fridge freezer, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for dishwasher and washing machine, oil fired central heating boiler, tiled flooring and splashbacks and door to the conservatory.

CONSERVATORY

13' 3" x 7' 0" (4.04m x 2.14m) With double glazed French doors to the rear garden, tiled flooring and ceiling fan.

BEDROOM 1

16' 7" x 9' 11" (5.06m x 3.03m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 5" x 10' 4" (3.48m x 3.15m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

13' 5" x 7' 4" (4.11m x 2.26m) With double glazed window to the front aspect and radiator.





BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled walls and flooring, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a generous gated block paved driveway providing off street parking for multiple vehicles and access to the garage. The garage has up-and-over door to the front, light and power. There is a front garden with areas of lawn and borders with established shrubs. To the rear of the property there is an enclosed garden with a paved patio seating area, areas laid to lawn, gravel, mature shrubs and fruit trees and two garden sheds.

WEB SITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

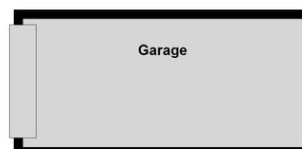
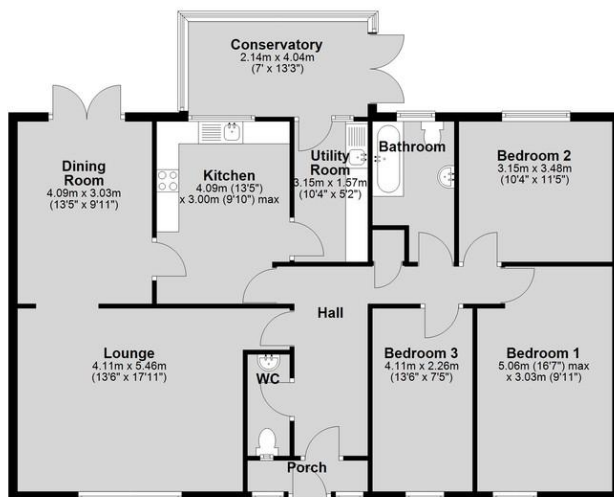
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 140.1 sq. metres (1508.5 sq. feet)



Total area: approx. 140.1 sq. metres (1508.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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