

 **NEWTON FALLOWELL**

Hemplands Lane,  
Sutton-on-Trent



**Guide price £425,000 to £450,000**

- Large Detached Bungalow
- Three Double Bedrooms
- Breakfast Kitchen & Utility
- Ensuite WC, Bathroom & Wet Room
- Private Enclosed Rear Garden
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: E



Built in 1981, this impressive, detached bungalow offers incredibly deceptive accommodation throughout and is ideally positioned in the heart of the sought after village of Sutton-on-Trent, with a range of local amenities being within walking distance, including the doctors surgery and falling within the catchment for Tuxford's secondary school. The bungalow's accommodation comprises: entrance hallway, dual aspect lounge, large dining room, generous conservatory, granite fitted kitchen with breakfast island and integrated appliances including a five ring induction hob, double oven and fridge, separate utility room, wet room, family bathroom and three double bedrooms with the master benefiting from an ensuite WC. Externally, this home boasts a superb plot with plenty of parking available to the front and a landscaped private rear garden which has a fantastic paved outdoor seating area as well as a vegetable garden. Further benefits of this property include an oversized single garage and it is marketed with NO CHAIN. It has UPVC double glazing and oil central heating. Viewing is key to appreciate the size and flexibility of this wonderful home.

Sutton-On-Trent is ideally located with easy access to the A1 and just 8 miles north of the market town of Newark, having 2 train stations including Northgate Station which is on the East Coast Main Line offering commuters and shoppers easy access to London.



## ACCOMODATION - Rooms and Measurements

### Entrance Hallway

Dual Aspect Lounge  
5.36m x 3.96m (17'7 x 13'0)

Dining Room  
5.77m x 3.96m (18'11 x 13'0) maximum measurements

Breakfast Kitchen  
4.93m x 3.94m (16'2 x 12'11) maximum measurements

Lobby  
1.78m x 1.24m (5'10 x 4'1)

Utility Room  
2.03m x 1.75m (6'8 x 5'9)

Conservatory  
4.95m x 4.19m (16'3 x 13'9)

Bedroom One  
3.96m x 3.35m (13'0 x 11'0)

Ensuite WC  
2.29m x 0.84m (7'6 x 2'9)

Bedroom Two  
4.47m x 3.96m (14'8 x 13'0) maximum measurements

Bedroom Three  
3.25m x 2.95m (10'8 x 9'8) maximum measurements



### Bathroom

2.95m x 2.64m (9'8 x 8'8)

### Wet Room

2.64m x 1.91m (8'8 x 6'3)

### Garage

5.87m x 4.22m (19'3 x 13'10)

### Services

Electricity, water and drainage are connected.

### Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals - Rightmove, Zoopla & Newton Fallowell

The report includes a wealth of material including information on - Title Plan & Plot - Maps - House Price Statistics - Flood Risk - Media Availability - In depth Local School Information - Transport Links - Council Tax Band - etc

### Anti Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

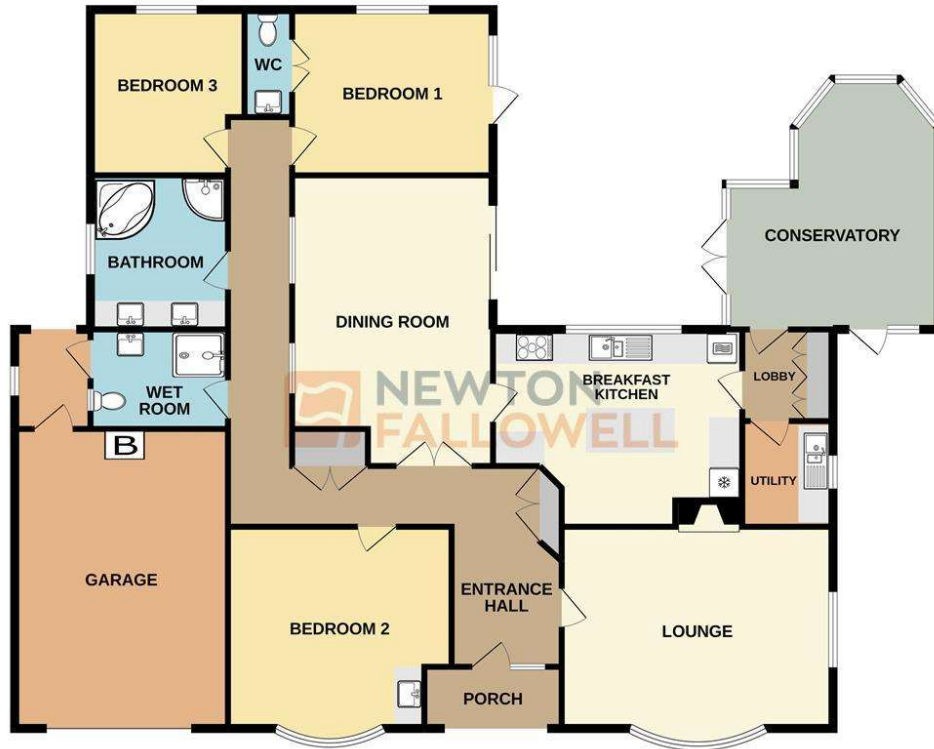
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



# Floorplan

## GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



Newton Fallowell  
 12-14 Middle Gate, Newark, NG24 1AG  
 01636 706444  
 newark@newtonfallowell.co.uk