



Vicarage Road, South Clifton



Guide Price £350,000 to £375,000

- Immaculately Presented Detached Bungalow
- Stunning Countryside Views
- Three Double Bedrooms
- Ensuite, Bathroom & WC
- Lounge/Diner
- Landscaped Gardens
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D



Positioned with stunning countryside views to the rear, this immaculately maintained detached bungalow offers wonderful rural living, being set in the village of South Clifton benefiting from a Primary School as well as host of local activities available between the village and North Clifton. The bungalow's accommodation comprises: entrance porch, gorgeous sun lounge with vaulted ceiling, professionally fitted oak kitchen with electric double oven, hob and breakfast bar, L-shaped lounge/diner with electric stove and doors sliding open to the rear garden, hallway with oak flooring, useful lobby area, four piece bathroom suite and three DOUBLE bedrooms, each having fitted wardrobes and the master having an ensuite shower room. The bungalow is approached through wrought iron gates which open to an extensive driveway leading to the garage, which has an electric door, power and lighting. The gardens have been beautifully landscaped with a variety of raised beds and borders, with the SOUTH FACING rear garden benefiting from a mix of paving and decking for ease of maintenance. Further benefits include OWNED SOLAR PANELS with voltage reduction unit, UPVC double glazing and oil fired central heating.





ACCOMMODATION - Rooms & Measurements

Entrance Porch
2.51m x 1.70m (8'3 x 5'7)
(maximum measurements)

Sun Lounge
5.30m x 2.43m (17'5 x 8'0)

Breakfast Kitchen
5.23m x 2.99m (17'2 x 9'10)

Lounge/Diner
8.28m x 4.59m (27'2 x 15'1)
(maximum measurements)

Inner Hallway
5.18m x 1.82m (17'0 x 6'0)

WC
1.49m x 0.83m (4'11 x 2'9)

Bedroom One
4.85m x 3.91m (15'11 x 11'10)
(majority measurements)

Ensuite Shower Room
2.26m x 1.34m (7'5 x 4'5)

Bedroom Two

3.83m x 3.04m (12'7 x 10'0)

Bedroom Three

4.19m x 2.59m (13'9 x 8'6)

Lobby

1.90m x 1.75m (6'3 x 5'9)

Bathroom

2.46m x 2.28m (8'1 x 7'6)

Garage

5.35m x 2.71m (17'7 x 8'11)

Services

Oil fired central heating, electricity, water and drainage are connected.

Solar Panels

The property currently has 16 solar panels which are owned outright and were installed by 'Scottish Power' with the additional benefit of a voltage reduction unit, for further details contact the sales team on 01636 706444.





Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

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

The report is located under the 'virtual tours' tab on the web portals.

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.

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.

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		95 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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