



Palmer Road, Sutton-on-Trent



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Asking Price £325,000

- Non Estate Detached Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility/Store
- First Floor Bathroom & G/F WC
- Garage & Driveway
- Generous South Facing Garden
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: E



MARKETED WITH NO CHAIN. Enjoying a beautiful non-estate position in the heart of the ever popular village of Sutton-on-Trent, this immaculately maintained detached home boasts superb potential to extend (subject to relevant planning) and benefits from a gorgeous private SOUTH FACING rear garden. With scope to create a wonderful family home, the property's accommodation comprises to the ground floor: entrance porch, inviting hallway, dual aspect lounge, large dining room with feature window overlooking the rear garden, kitchen with four ring electric hob and oven, and lobby which gives access to a WC and utility/store. The first floor has a family bathroom and three bedrooms, two of which having fitted wardrobes. The stand out feature of this home lies externally, with generous space to both front and rear. To the front, there is a gated driveway, giving off street parking and access to the single garage, whilst the rear garden is extremely mature with a variety of plants, shrubs and trees giving a huge degree of privacy. Other features of this home include UPVC double glazing and oil fired central heating.





ACCOMMODATION - Rooms & Measurements

Porch

1.83m x 1.63m (6'0 x 5'4)

Entrance Hallway

4.45m x 2.01m (14'7 x 6'7)

Lounge

3.61m x 3.45m (11'10 x 11'4)

Dining Room

4.29m x 3.61m (14'1 x 11'10) maximum measurements

Kitchen

3.33m x 2.49m (10'11 x 8'2) maximum measurements

Lobby

2.31m x 0.86m (7'7 x 2'10)

WC

1.50m x 0.79m (4'11 x 2'7)

Utility

2.34m x 1.85m (7'8 x 6'1) maximum measurements

First Floor Landing

Bedroom One

4.29m x 3.78m (14'1 x 12'5) maximum measurements

Bedroom Two

3.78m x 3.45m (12'5 x 11'4)

Bedroom Three

2.54m x 2.51m (8'4 x 8'3) maximum measurements

Bathroom

2.29m x 1.93m (7'6 x 6'4)

Garage

5.21m x 2.77m (17'1 x 9'1)

Services

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





Sutton-on-Trent

Situated 8 miles north of Newark, 10 miles south of Retford and with easy access to the A1. Sutton on Trent is a designated conservation village and benefits from an array of amenities including Co-op store, butchers, delicatessen, The Lord Nelson public house, hairdressers, doctor's surgery and Sutton on Trent Primary School.

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.

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



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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