



Chapel Lane, Spalford



Guide Price £425,000 to £450,000

- Superb Individually Designed Home
- Three DOUBLE Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Stunning Open Plan Dining Kitchen
- Garden Room with Bi-Folding Doors
- Detached Double Garage & Driveway
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: C



Carrick House is an attractive individual detached home, pleasantly positioned on a large private plot in a non estate location within the quiet hamlet of Spalford, which lies just 5.5 miles north of the large village of Collingham and it's many amenities. This executive home offers spacious and quality accommodation throughout and would present a superb opportunity for a variety of purposes. The accommodation comprises to the ground floor: inviting entrance hallway, WC, spacious dual aspect lounge with feature fireplace, gorgeous granite fitted kitchen with central island, breakfast bar and a range of superb integrated appliances to include a double electric oven, induction hob and integrated dishwasher. The kitchen benefits from a useful storage cupboard and opens through to a stunning garden room which has a lantern roof light and bi-fold doors opening to the rear garden. A dog leg staircase leads to the first floor accommodation where you can find a galleried landing which acts as a super office space, luxurious four piece bathroom suite, three DOUBLE bedrooms, all of which having built in wardrobes, and the master bedroom also having a fabulous ensuite shower room. Outside, this home is approached via a wooden gated entrance which leads on to a large block paved driveway providing ample off street parking and gives access to a detached double garage. The rear garden is generous in its size and enjoys a pleasant rural aspect, benefiting from a wonderful degree of privacy and majority laid to lawn with a large, paved entertainment area. Other features of this home include UPVC double glazing throughout and oil fired central heating via a recently replaced boiler (2022).





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

3.00m x 2.79m (9'10 x 9'2) maximum measurements

Cloakroom/WC

1.98m x 1.93m (6'6 x 6'4) maximum measurements

Lounge

8.13m x 4.09m (26'8 x 13'5) maximum measurements

Dining Kitchen

6.88m x 4.06m (22'7 x 13'4)

Garden Room

4.83m x 3.68m (15'10 x 12'1)

First Floor Landing

Bedroom One

4.83m x 4.06m (15'10 x 13'4) maximum measurements

Ensuite

2.13m x 1.93m (7'0 x 6'4)

Bedroom Two

4.95m x 4.06m (16'3 x 13'4) maximum measurements

Bedroom Three

4.09m x 3.05m (13'5 x 10'0) maximum measurements

Bathroom

2.67m x 2.59m (8'9 x 8'6)

Double Garage

6.17m x 5.03m (20'3 x 16'6)

Services

Oil fired central heating via a recently replaced boiler (2022). Mains water and electricity are connected, with drainage by way of a septic tank which is located in the garden.

Collingham

Having a great location and range of amenities, it is easy to understand why Collingham is such a popular village. Situated just 6 miles north of Newark with great transport links including easy access to the A46 and A1, its own train station which offers services to, Nottingham, Lincoln, and Newark which in turn has an East Coast mainline station linking it to London's Kings Cross. Amenities include a good sized Co-op, family butchers, Post Office, takeaways, dining/socialising establishments with 'The Royal Oak' Public House being community owned, and a variety of sports and leisure clubs. Collingham has its own medical centre incorporating a doctor's surgery, dentist and pharmacy and there is also a primary school.





Agent's Note - Sales Particulars

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.

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.

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.

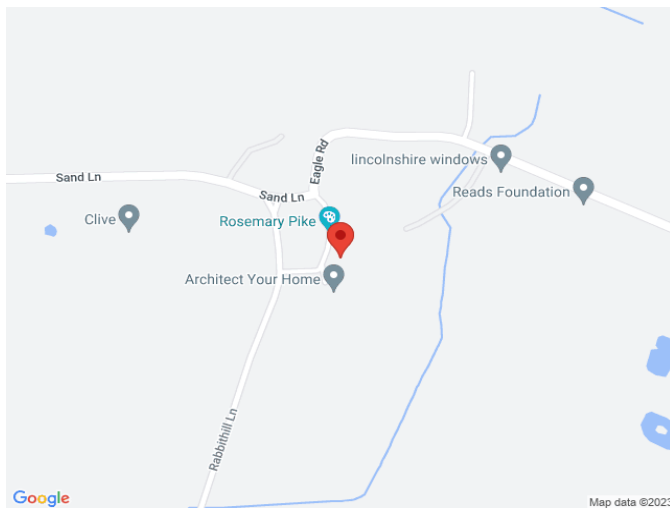
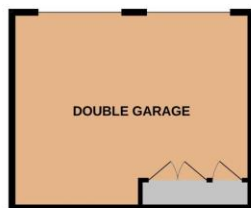


Floorplan

GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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