



Town Street, Westborough



Asking Price £450,000

- Individual Detached Bungalow
- Three/Four Bedrooms
- Ensuite, Bathroom & WC
- Dining Kitchen & Utility Room
- Two/Three Reception Rooms
- Garage & Driveway
- No Chain
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: D



MARKETED WITH NO CHAIN. Sitting within delightful and highly private gardens, 'Six Willows' is a wonderful individual detached bungalow boasting spacious and versatile accommodation throughout, and lies in the small tranquil village of Westborough, situated just a few minutes to the east of Long Bennington and within easy reach of its well known amenities. The bungalow's internal accommodation comprises: entrance hallway, spacious lounge with a multi fuel burning stove and doors opening to a vaulted conservatory, dining kitchen with ample storage units as well as a four ring electric hob and oven, utility room, WC, generous sitting room which also has a multi fuel burning stove, and could be utilised as bedroom four, large three piece bathroom suite and three further bedrooms, with the master bedroom having an ensuite shower room. Outside, the bungalow is approached via an extensive block paved driveway which goes over a small dyke, with a generous frontage predominantly laid to lawn and where the current owner currently has two greenhouses. The rear garden enjoys two superb paved seating areas, and again is predominantly laid to lawn with a variety of shrubs to borders. Other features of this home include a single garage, oil fired central heating and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

5.61m x 3.20m (18'5 x 10'6) maximum measurements

Lounge

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

Conservatory

3.91m x 2.84m (12'10 x 9'4)

Dining Kitchen

6.17m x 3.17m (20'3 x 10'5)

Utility Room

2.95m x 2.51m (9'8 x 8'3) maximum measurements

WC

1.57m x 0.84m (5'2 x 2'9)

Sitting Room/Bedroom Four

4.19m x 3.89m (13'9 x 12'9)

Master Bedroom

3.81m x 3.63m (12'6 x 11'11) maximum measurements

Ensuite

2.57m x 1.57m (8'5 x 5'2)

Bedroom Two

3.81m x 2.74m (12'6 x 9'0)

Bedroom Three

3.68m x 2.51m (12'1 x 8'3) maximum measurements

Bathroom

2.51m x 2.46m (8'3 x 8'1)

Garage

4.90m x 2.49m (16'1 x 8'2)

Services

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

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.





Westborough

The small village of Westborough is a designated conservation area and lies within easy access to the A1 and is situated just 1 mile east of Long Bennington which offers excellent amenities.

Long Bennington

A popular and thriving village situated between the market towns of Newark & Grantham which both have main line rail services to London's King Cross and easy access to the A1. There is a wide range of amenities including: Co op supermarket, part time post office, gift shop, two public houses, wine bar, 2 takeaways, hairdressers and Doctors surgery. The village Infant and Primary School is highly regarded and excellent Grammar schools can be found within close proximity at Grantham & Sleaford.

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 - The 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.

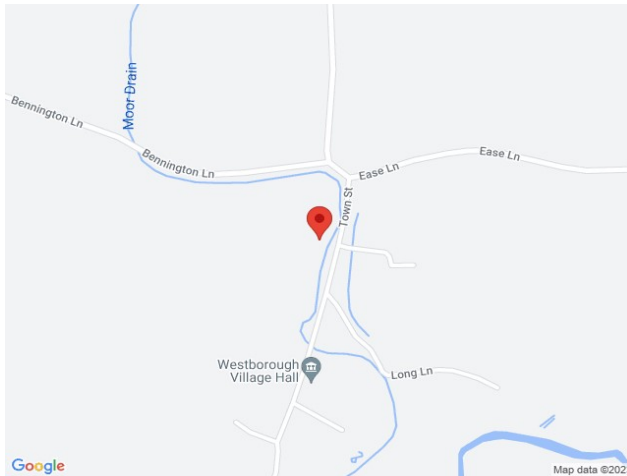
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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