



Fortune Close, Kneesall



Guide Price £500,000 to £550,000

- Exclusive New Build Development
- Energy Efficient & High Specification
- Four Bedroom Executive Detached Home
- Ensuite, Bathroom & G/F WC
- Two Reception Rooms
- Large Open Plan Living/Dining Kitchen
- Council Tax Band: tbc
- Tenure: Freehold
- EPC Rating: tbc (New Build)



Built to a high specification and with energy efficiency in mind having air source heating, this superb bespoke development of only 4 properties enjoys a wonderful exclusive position within the quaint village of Kneesall which boasts the popular Hay Barn Cafe, Kneesall Primary School and Country Kids Day Nursery. The village is conveniently located with excellent connectivity to the local towns of Newark, Southwell and Mansfield.

Plot 4 is a wonderful individual executive style detached home, and presents a unique opportunity for a buyer to create their "dream" home, with the option still available to discuss fixtures and fittings, to include the kitchen, bathroom, flooring etc. The property has been designed to providing a spacious family home, with the accommodation to comprises: inviting entrance hallway which provides access to all ground floor rooms and stairs rising to the first floor. The ground floor accommodation comprises a dual aspect lounge, sitting room/bedroom five, WC (scope to create ensuite to bedroom five), utility room and a stunning vaulted open plan living/dining kitchen which has two sets of bi-folding doors. On the first floor, the master bedroom has an ensuite shower room, three further bedrooms and family bathroom. Outside, the property will enjoy a generous plot having a fantastic frontage with driveway providing off street parking giving access to the double garage. Other features include superb flush casement UPVC double glazed windows, air source heating with underfloor heating throughout downstairs and the benefit of a ProTek 10 year structural warranty.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway

6.96m x 1.83m (22'10 x 6'0)

WC

1.98m x 1.04m (6'6 x 3'5)

Lounge

6.96m x 3.66m (22'10 x 12'0)

Sitting Room/Bedroom Five

3.61m x 3.25m (11'10 x 10'8)

Living/Dining Kitchen

7.59m x 4.24m (24'11 x 13'11)

Utility Room

2.31m x 1.96m (7'7 x 6'5)

First Floor Landing

0.00m x 0.00m (0'0" x 0'0")

Master Bedroom

3.68m x 3.66m (12'1 x 12'0)

Ensuite

2.01m x 1.83m (6'7 x 6'0)

Bedroom Two

3.61m x 3.25m (11'10 x 10'8)

Bedroom Three

3.66m x 3.15m (12'0 x 10'4)
maximum measurements

Bedroom Four

3.68m x 3.53m (12'1 x 11'7)
maximum measurements

Bathroom

2.34m x 1.80m (7'8 x 5'11)

Double Garage

6.40m x 5.74m (21'0 x 18'10)

Services

Mains water and electricity are connected to the property. Drainage is from a shared foul waste management system with this being pumped to the mains drains. The running and servicing of the system is organised by the Management Company, in which each property on the development has a 25% share. The Heating is provided by an air source heat pump and the properties have under floor heating throughout downstairs.

Agent's Note

The costs for the management company set up for the foul water pumping station running/maintenance are estimated at: £550 - £600 per plot per year.

The system is a Kingspan pumping station and a service schedule is set up with Kingspan themselves.

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.

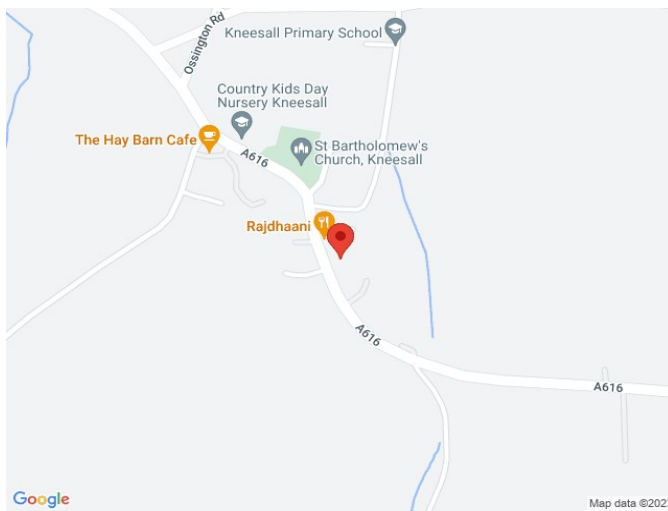
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.

Floorplan

GROUND FLOOR



1ST FLOOR



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