



Chapel Lane, Bathley



Asking Price £325,000

- Spacious Detached Bungalow
- Three DOUBLE Bedrooms
- Dual Aspect Lounge
- Dining Kitchen & Utility
- Generous Private Rear Garden
- Detached Outbuilding
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: B



Occupying a generous plot measuring nearly 1/5 acre, this spacious detached bungalow enjoys "energy conscious" aspects including recently installed air source central heating (November 2023) as well as 8 owned solar panels (November 2023). Pleasantly positioned on a quiet no-through road in the popular village of Bathley, this home falls a stones throw away from the village pub and has easy access on to the A1 as well as the town of Newark-on-Trent. The bungalow's internal accommodation comprises: bright kitchen space which has an opening to a dining area as well as a four ring induction hob, electric fan assisted oven and provision for a dishwasher, separate utility room, inner hallway with useful storage cupboard, large dual aspect lounge with feature fireplace, three DOUBLE bedrooms and a quality shower room. Outside, this home is approached via wrought iron gates which open onto a substantial gravelled driveway, providing off street parking for multiple vehicles. The rear garden offers a huge degree of privacy and benefits from a large lawned area as well as block paved entertaining area. Additionally, the bungalow boasts a superb detached outbuilding which is incredibly versatile for a variety of uses, and has three sets of French doors as well as a separate WC. Another feature of the bungalow is that the property is fully UPVC double glazed.





ACCOMMODATION - Rooms & Measurements

Kitchen

3.58m x 3.02m (11'9 x 9'11) maximum measurements

Dining Area

2.84m x 1.78m (9'4 x 5'10)

Utility Room

1.98m x 1.65m (6'6 x 5'5)

Inner Hallway

3.66m x 3.02m (12'0 x 9'11) maximum measurements

Lounge

6.48m x 4.32m (21'3 x 14'2)

Bedroom One

4.37m x 3.02m (14'4 x 9'11)

Bedroom Two

3.33m x 3.02m (10'11 x 9'11)

Bedroom Three

3.33m x 3.02m (10'11 x 9'11) maximum measurements

Shower Room

2.67m x 1.98m (8'9" x 6'6")

Outbuilding

6.86m x 2.97m (22'6" x 9'9")

Solar Panels

The property benefits from 8 owned solar panels, installed in November 2023. We currently await further details regarding the tariff.

Services

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.





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.

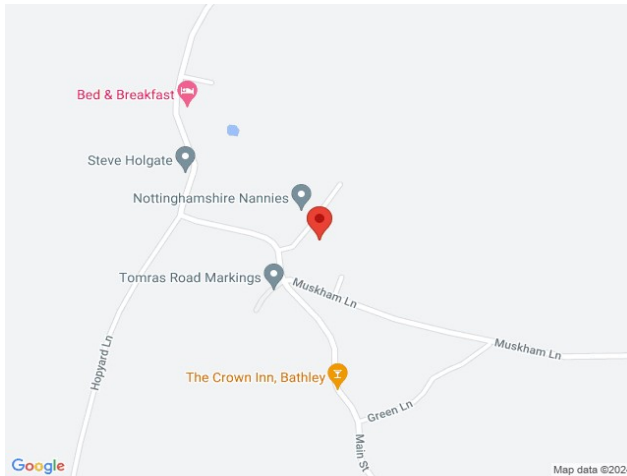
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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



Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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