



Brigg Lane, Carlton-le-Moorland



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Guide Price £500,000 to £520,000



## Key Features

- Individual Detached Home
- Four/Five Bedrooms
- Ensuite, Two Shower R'ms & Bathroom
- Open Plan Living/Dining Kitchen
- Generous Lounge With Balcony
- Two-Level Garden With Field Views
- Large Garage & Driveway
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: C





Spires View is a marvellous, versatile and individual detached family home, set across three floors in the popular village of Carlton-le-Moorland. The property enjoys a range of wonderful features that include split levels, vaulted ceilings and beautiful open views across its own garden and the fields beyond.

The property's accommodation comprises: inviting entrance hallway with double height ceiling, floor to ceiling windows and stairs to all the different levels. Steps down lead to a superb open plan living/dining kitchen space which has granite work surfaces, provision for range cooker, integrated dishwasher, fridge/freezer, door to a utility room and glazed sliding doors opening on to the garden. Also on the ground floor there is the sitting room/bedroom five, a further utility room with a door to the integral garage and a separate shower room. The first floor has a wonderful galleried landing space with a large walk in storage cupboard, spacious lounge with glazed sliding doors opening on to a glazed balcony with views of the garden and open fields beyond. Additionally, there are three bedrooms, a bathroom and a shower room. The top floor has the master bedroom with built in wardrobes and an ensuite shower room.

Outside, the property is approached with a block paved driveway providing off street parking for several vehicles and access to the garage. The rear garden is on two levels with the lower level accessible from the kitchen with artificial turf, a paved terrace and steps up to the main garden which benefits from a further paved seating area and is then mostly laid to lawn and backs on to open fields. Other features of this home include oil fired central heating and double glazing.

## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

5.84m x 1.80m (19'2 x 5'11) maximum measurements

### Living/Dining Kitchen

5.56m x 4.80m (18'3 x 15'9)

### Utility Room 1

2.59m x 1.50m (8'6 x 4'11)

### Sitting Room

5.31m x 2.64m (17'5 x 8'8)

### Utility Room 2

2.79m x 2.34m (9'2 x 7'8) majority measurements

### Shower Room

2.34m x 1.68m (7'8 x 5'6)

### First Floor Landing

### Lounge

5.61m x 4.85m (18'5 x 15'11) maximum measurements

### Balcony

4.39m x 0.94m (14'5 x 3'1)

### Bedroom Two

5.41m x 3.66m (17'9 x 12'0)

### Bedroom Three

3.00m x 2.64m (9'10 x 8'8)

### Bedroom Four

2.64m x 2.16m (8'8 x 7'1)

### Shower Room

3.15m x 1.70m (10'4 x 5'7)





### Bathroom

2.90m x 1.70m (9'6 x 5'7)

### Second Floor Landing

### Master Bedroom

4.95m x 3.58m (16'3 x 11'9)

### Ensuite

3.12m x 1.27m (10'3 x 4'2)

### Garage

5.46m x 3.71m (17'11 x 12'2)

### Services

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

### Carlton-le-Moorland

A popular and sought after village which lies approximately 9 miles north west of the market town of Newark and it's North Gate train station with regular trains to London and 12 miles to the south of the Cathedral City of Lincoln. Amenities include 'The White Hart' public house, St Marys Church, a village hall, playing field and Sands pond conservation area.

### 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 are taken internally and cannot be assumed 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.

## 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 £350 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.

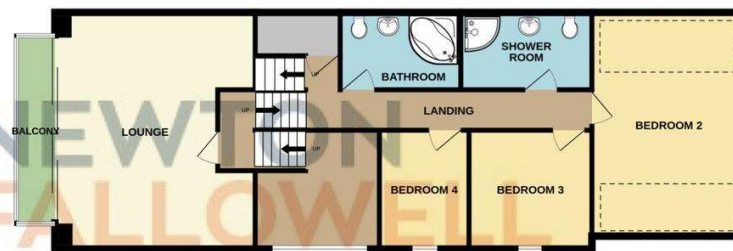




GROUND FLOOR



1ST FLOOR

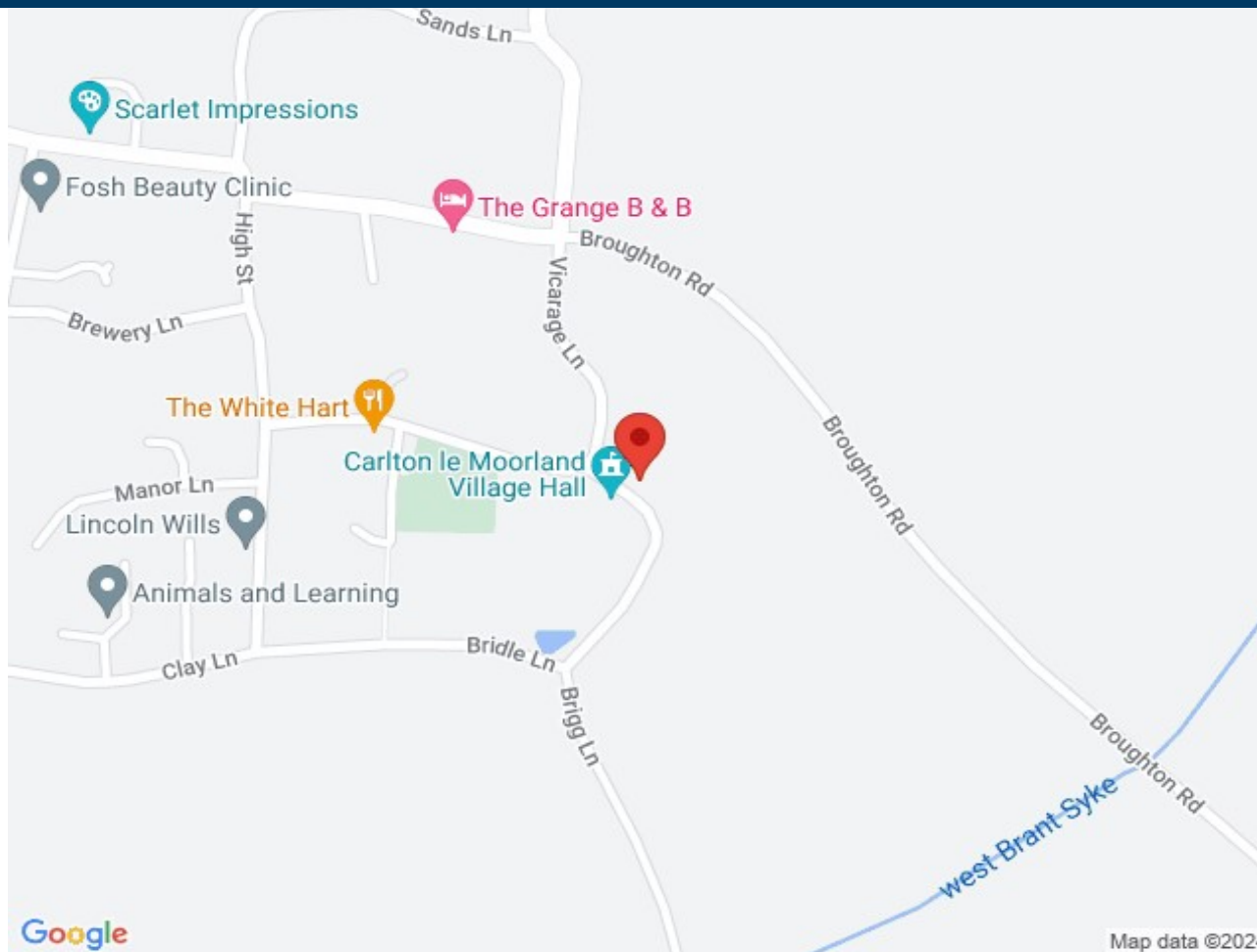


2ND FLOOR



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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

