



High Street, Carlton-le-Moorland

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Guide Price £325,000 to £350,000



Key Features

- Tasteful Converted Village Chapel
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & Shower Room
- Potential Self Contained Annexe
- Fantastic Open Plan Living
- Owned Solar Panels
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





The property is extremely energy conscious, benefitting from 10 owned solar panels, air source heat pump and external wall insulation all installed in December 2023, giving an EPC B rating. A tastefully converted Wesleyan Chapel situated in the heart of the popular village of Carlton-Le-Moorland. This charming detached home has versatile and adaptable accommodation suiting a variety of needs, including potential for a superb self contained annex.

The main property comprises to the ground floor: entrance hall with generous storage cupboard, spacious open plan lounge with feature fireplace, dining area and kitchen with breakfast bar, four ring gas hob, electric oven, integrated under counter fridge and dishwasher. To the first floor there is landing with study area, three well proportioned bedrooms, with ensuite to the master bedroom and a further family bathroom.

There is further accommodation situated to the rear of the property including a ground floor sitting room with sliding patio doors opening to the garden and utility to the side (potential for kitchenette) which leads to a further shower room and WC. A spiral staircase from the living room leads to the mezzanine above that's currently used as a further bedroom.

The property has a WEST FACING low maintenance rear garden and a blocked paved front area that offers potential offroad parking, subject to planning.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Lounge

maximum measurements

Dining Kitchen

maximum measurements

Sitting Room/Annexe Lounge

maximum measurements

Utility

Shower Room

Mezzanine Bedroom Four/Annexe Bedroom

maximum measurements

First Floor Landing/Study Area

Master Bedroom

maximum measurements

Ensuite

maximum measurements

Bedroom Two

maximum measurements

Bedroom Three

Bathroom





Services

Electricity, water and drainage are connected.

Carlton-le-Moorland

A popular and sought after village which lies approximately 9 miles northwest of the market town of Newark and its 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. School buses stop in the village for various local secondary schools and both Sleaford Grammar schools. The village has a safe cycle and foot path to the neighbouring village of Bassingham with its primary school, doctor's surgery, two public houses, grocery shop incorporating well renowned butchers, post office, play park and sports facilities.

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 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 choose to arrange a survey through them. For more information, please call the office.

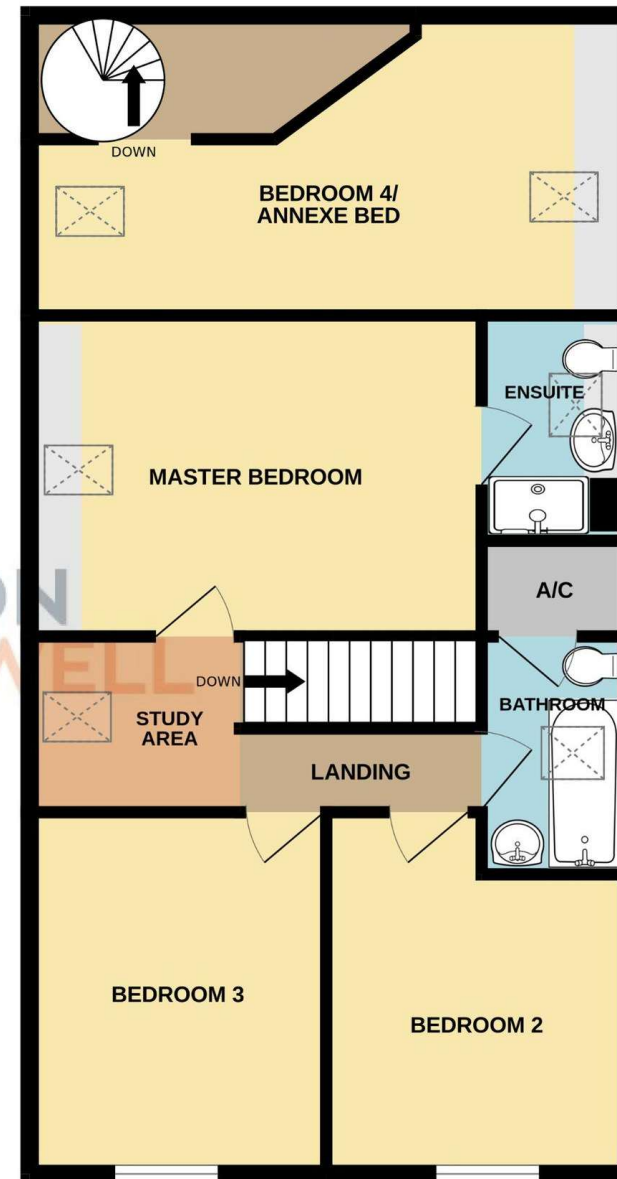


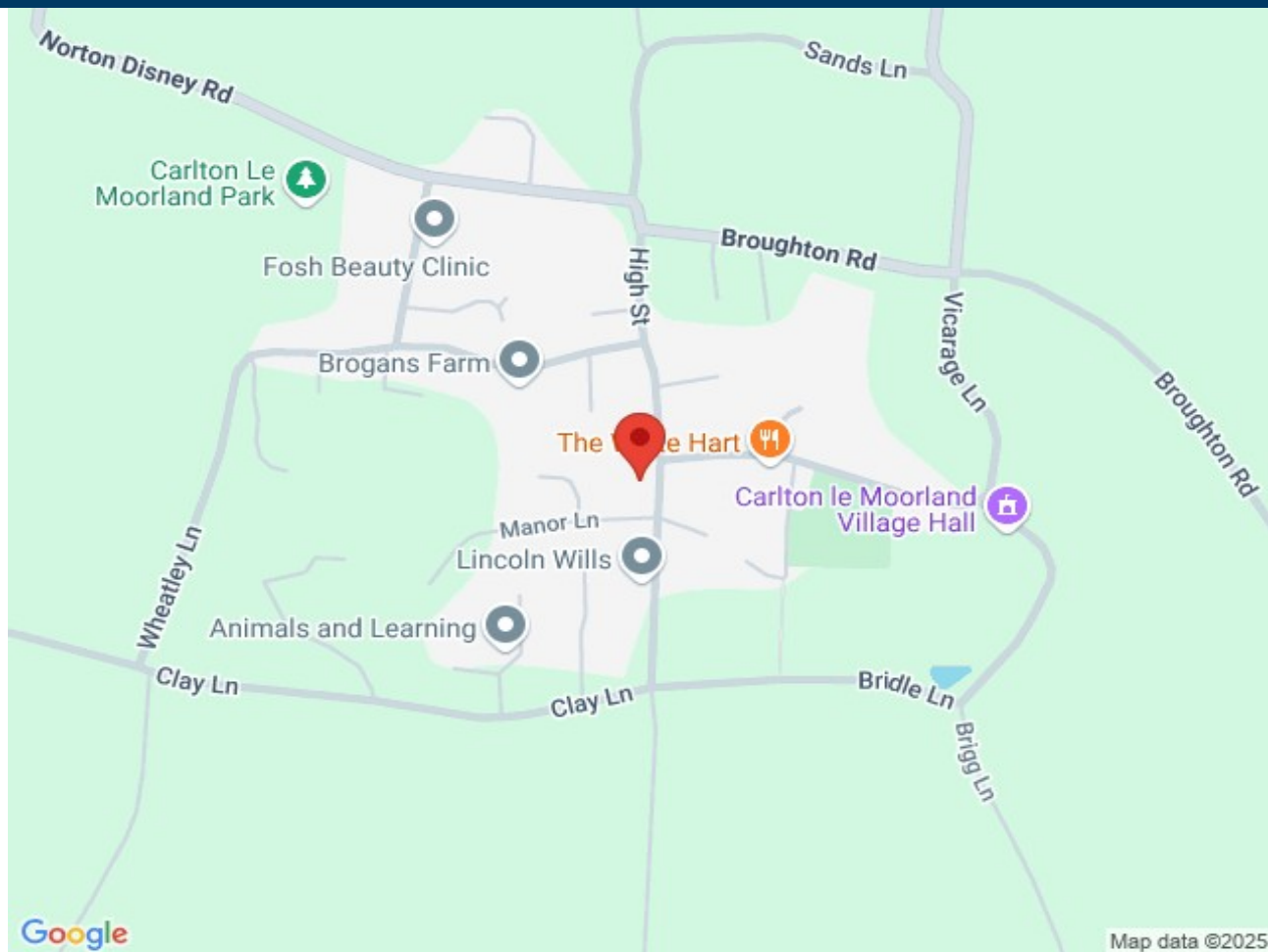


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

