



Flash Lane, Ompton



5



3



2

Guide Price £475,000 - £500,000



Key Features

- Individual Detached Home
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Modern Kitchen & Utility Room
- Two Ensuites & Bathroom
- Double Garage & Large Driveway
- Extensive Gardens
- Council Tax Band: F
- EPC Rating: E
- Tenure: Freehold





Quietly positioned within the rural village of Ompton, this delightful individual detached home boasts tasteful, versatile accommodation throughout suiting a variety of needs, a range of outbuildings including the double garage, and extensive mature gardens, measuring approximately half an acre. Approached via a gated entrance opening to a large gravelled driveway providing ample off street parking, the front also has a range of mature shrubs and trees, giving this home a wonderful degree of privacy.

The property's accommodation comprises to the ground floor: entrance hall which opens to a substantial lounge/diner which has French doors opening to the rear garden and a beautiful feature fireplace housing a log burning stove, modern breakfast kitchen with a range of appliances to include an integrated dishwasher, fridge/freezer and provision for range cooker, utility room, further sitting room with another set of French doors opening to the rear garden, home office/bedroom five, luxurious four piece family bathroom suite and two double bedrooms, one of which having an ensuite shower room. The first floor has two further double bedrooms, one of which being the master bedroom that enjoys an ensuite shower room and small balcony.

Outside, this home boasts a covered area that connects up to the double garage, with the garage having an inspection pit. There is also an external utility room, WC and three external stores in the rear garden. The wonderful rear garden itself is mature, and is predominantly laid to lawn with shrubbery, ornamental pond, mature trees and patio area, all with an unsplit rear aspect backing onto open fields. Other features of this home

include UPVC double glazing and LPG central heating.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5.89m x 1.80m (19'4 x 5'11)
maximum measurements

Lounge/Diner 6.68m x 5.00m (21'11 x 16'5)
maximum measurements

Breakfast Kitchen 4.65m x 2.97m (15'3 x 9'9)
maximum measurements

Utility Room 2.74m x 1.85m (9'0 x 6'1)
maximum measurements

Sitting Room 3.76m x 3.25m (12'4 x 10'8)

Bedroom Two 4.22m x 3.89m (13'10 x 12'9)
maximum measurements

Ensuite 2.11m x 0.79m (6'11 x 2'7)

Bedroom Four 3.76m x 2.41m (12'4 x 7'11)

Home Office/Bedroom Five 3.00m x 2.01m (9'10 x 6'7)

Bathroom 3.43m x 2.41m (11'3 x 7'11)
maximum measurements





First Floor Landing 3.33m x 2.08m (10'11 x 6'10)
maximum measurements

Master Bedroom 6.35m x 6.22m (20'10 x 20'5)
maximum measurements

Ensuite 2.36m x 2.03m (7'9 x 6'8)

Bedroom Three 3.89m x 3.48m (12'9 x 11'5)
maximum measurements

Double Garage 8.10m x 5.00m (26'7 x 16'5)
maximum measurements

External Utility 1.90m x 1.68m (6'3 x 5'6)

External WC 1.68m x 0.89m (5'6 x 2'11)

Store 1 2.49m x 1.42m (8'2 x 4'8)
maximum measurements

Store 2 1.73m x 1.42m (5'8 x 4'8)
maximum measurements

Store 3 3.89m x 1.42m (12'9 x 4'8)
maximum measurements

Agent's Note - Flooding

The property has had two insurance claims made due to flooding, once in November 2019 and another in October 2023. For more detail, please contact the office on 01636 706444.



Services

LPG central heating. Drainage by way of septic tank. Mains electricity and water.

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.

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.





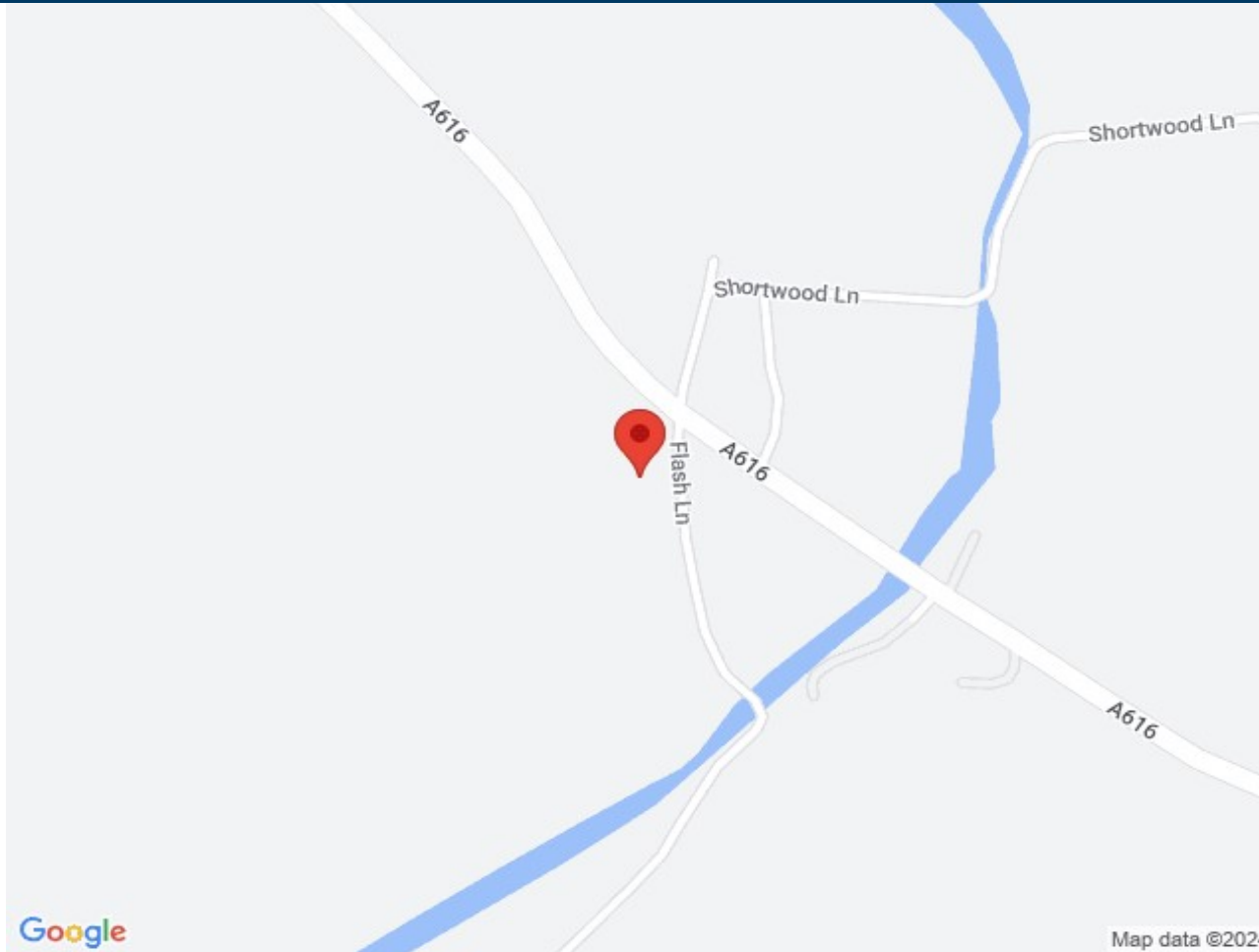
GROUND FLOOR



1ST FLOOR



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		
55-68	D		60 D
39-54	E	48 E	
21-38	F		
1-20	G		

