



The Paddocks, Elston



Guide Price £300,000 to £325,000

- 3 Bed Modern Detached House
- Very Popular Village Location
- Dual Aspect Lounge
- Fitted Dining Kitchen
- Shower Room & GF WC
- Energy Saving Solar Panels
- No Chain
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C



Rarely available in this sought after village, this modern detached three bedroom property is being marketed with NO CHAIN! This lovely and well presented property has accommodation comprising of; an entrance porch & entrance hallway, dual aspect lounge with bi-fold doors into the rear garden, dual aspect dining kitchen with integrated appliances including an oven, hob, dish washer and fridge freezer, side porch with access to the driveway and rear garden, ground floor WC and to the first floor there are three bedrooms and a shower room. Outside to the front of the property there is a driveway, detached single garage, and shrubbery and to the rear an attractive and well kept walled garden with covered rear porch seating area and further entertaining space with food preparation area having worktop and sink. The property further benefits from its peaceful village location, gas central heating, sealed unit double glazing and energy saving solar panels.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge 5.51m x 3.30m (18'1 x 10'10)

Porch Off Lounge 1.44m x 1.04m (4'9 x 3'5)

Kitchen & Dining Area 5.71m x 4.21m (18'9 x 13'10) maximum measurements

Side Entrance Porch 1.85m x 1.14m (6'1 x 3'9)

Ground Floor WC 1.14m x 1.75m (3'9 x 5'9)

First Floor Landing

Bedroom One 3.65 x 3.25m (12'0 x 10'8)

Bedroom Two 3.30m x 3.30m (10'10 x 10'10)

Bedroom Three 2.41m x 2.33m (7'11 x 7'8)

Shower Room 1.98m x 2.28m (6'6 x 7'8)

Garage 5.66m x 2.66m (18'7 x 8'9)

Solar Panels

The property currently has solar panels which are owned and were installed by E.ON Energy solutions in 2017, for further details contact the sales team on 01636 706444.

Services

Mains gas, electricity, water and drainage are connected.

Elston

Traditionally a farming village, Elston has been a conservation area since 1992 and is located 5 miles south west of Newark. Amenities include 'The Chequers Inn' public house and restaurant, a community shop, 'All Saints' primary school and a village hall.

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.

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.





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.

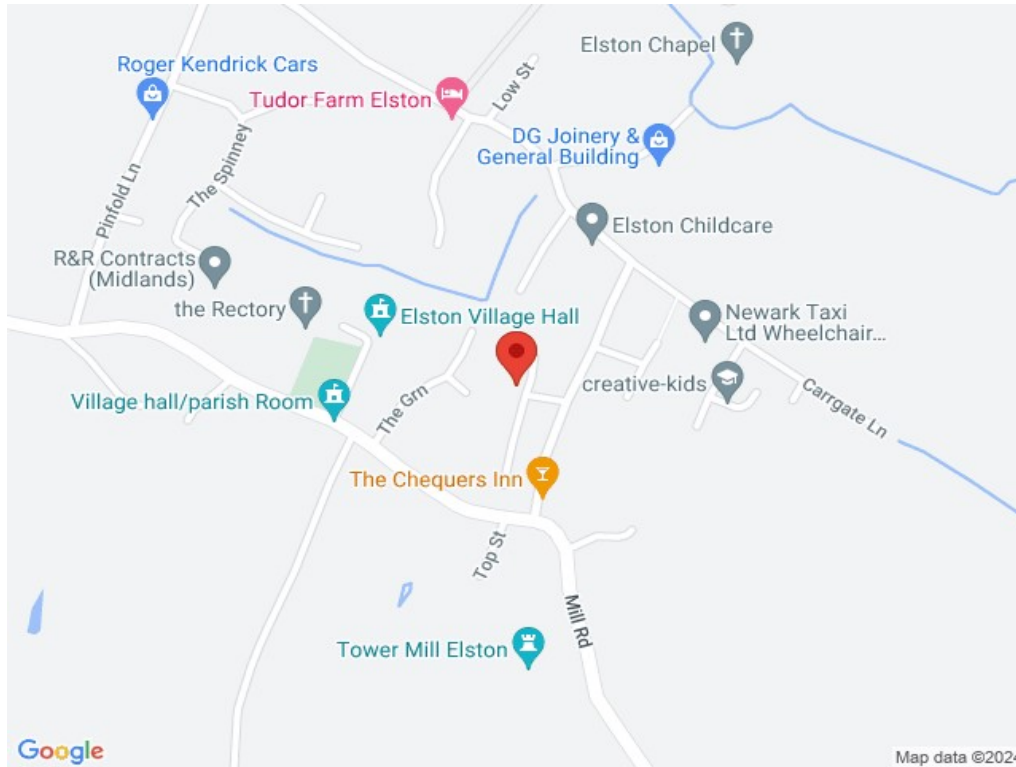
GROUND FLOOR



1ST FLOOR



NEWTON
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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