



Bells Court, Carlton-le-Moorland

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Guide Price £415,000 to £425,000



Key Features

- Detached Family Home
- Four Bedrooms
- Ensuite Bathroom, Family Bathroom & G/F WC
- Two Generous Reception Rooms
- Modern Kitchen & Utility Room
- Double Garage & Driveway
- Council Tax Band: E
- EPC Rating: D
- Tenure: Freehold





GUIDE PRICE £425,000 to £435,000

Immaculately presented, this superb executive detached home is positioned within a quiet cul-de-sac in the popular village of Carlton-le-Moorland and would be an ideal family home.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, dual aspect lounge with feature log burning stove, separate dining room with French doors opening to the rear garden, modern kitchen with five ring induction hob, electric oven and integrate fridge/freezer, with a door through to a utility room. The first floor has a large four piece family bathroom suite, and four bedrooms with the main bedroom having a quality four piece ensuite bathroom.

Outside, to the front of the property there is a delightful low level walled garden and to the side of the property there is a double width gated block paved driveway providing off street parking for multiple vehicles, which in turns leads to the detached double garage. The wonderful rear garden is wall enclosed and has been beautifully landscaped with lawned areas, stocked borders and a superb paved seating area. Other features include oil fired central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 4.67m x 3.00m (15'4 x 9'10)
maximum measurements

Ground Floor WC 1.75m x 0.84m (5'9 x 2'9)

Lounge 5.46m x 3.35m (17'11 x 11'0)
maximum measurements

Dining Room 3.23m x 2.97m (10'7 x 9'9)
maximum measurements

Kitchen 3.66m x 3.35m (12'0 x 11'0)

Utility Room 3.35m x 1.65m (11'0 x 5'5)

First Floor Landing

Bedroom One 3.71m x 3.35m (12'2 x 11'0)

Ensuite 3.35m x 1.68m (11'0 x 5'6)
maximum measurements

Bedroom Two 3.48m x 3.35m (11'5 x 11'0)

Bedroom Three 3.38m x 1.90m (11'1 x 6'3)

Bedroom Four 3.71m x 3.02m (12'2 x 9'11)
maximum measurements

Bathroom 3.28m x 2.97m (10'9 x 9'9)
maximum measurements

Services

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





Carlton-le-Moorland

Carlton-Le-Moorland is 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 which offers a range of leisure and fitness classes, 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 Basingham 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 - 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 Reporto

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.

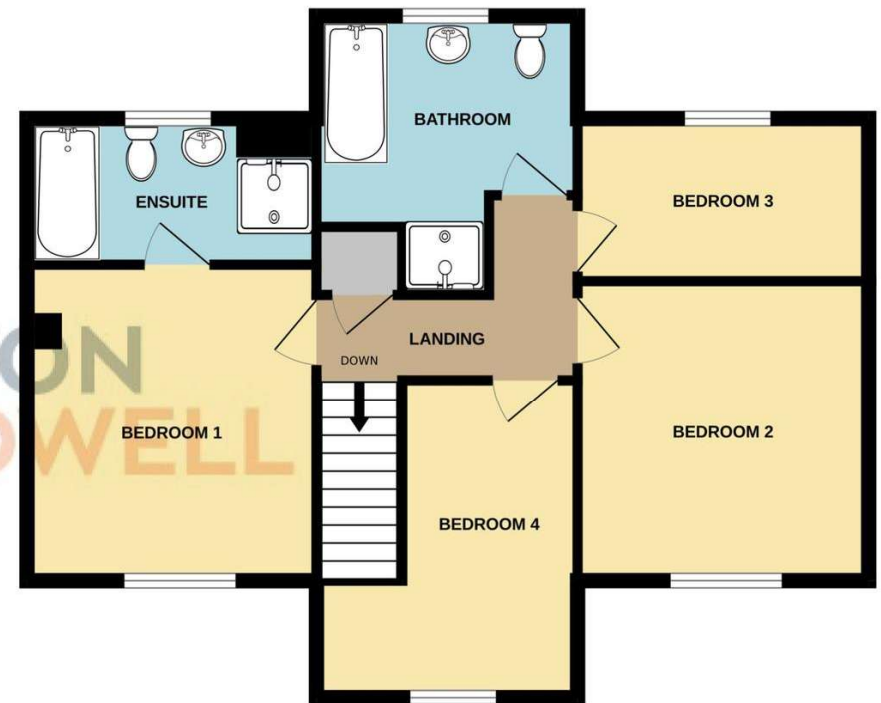




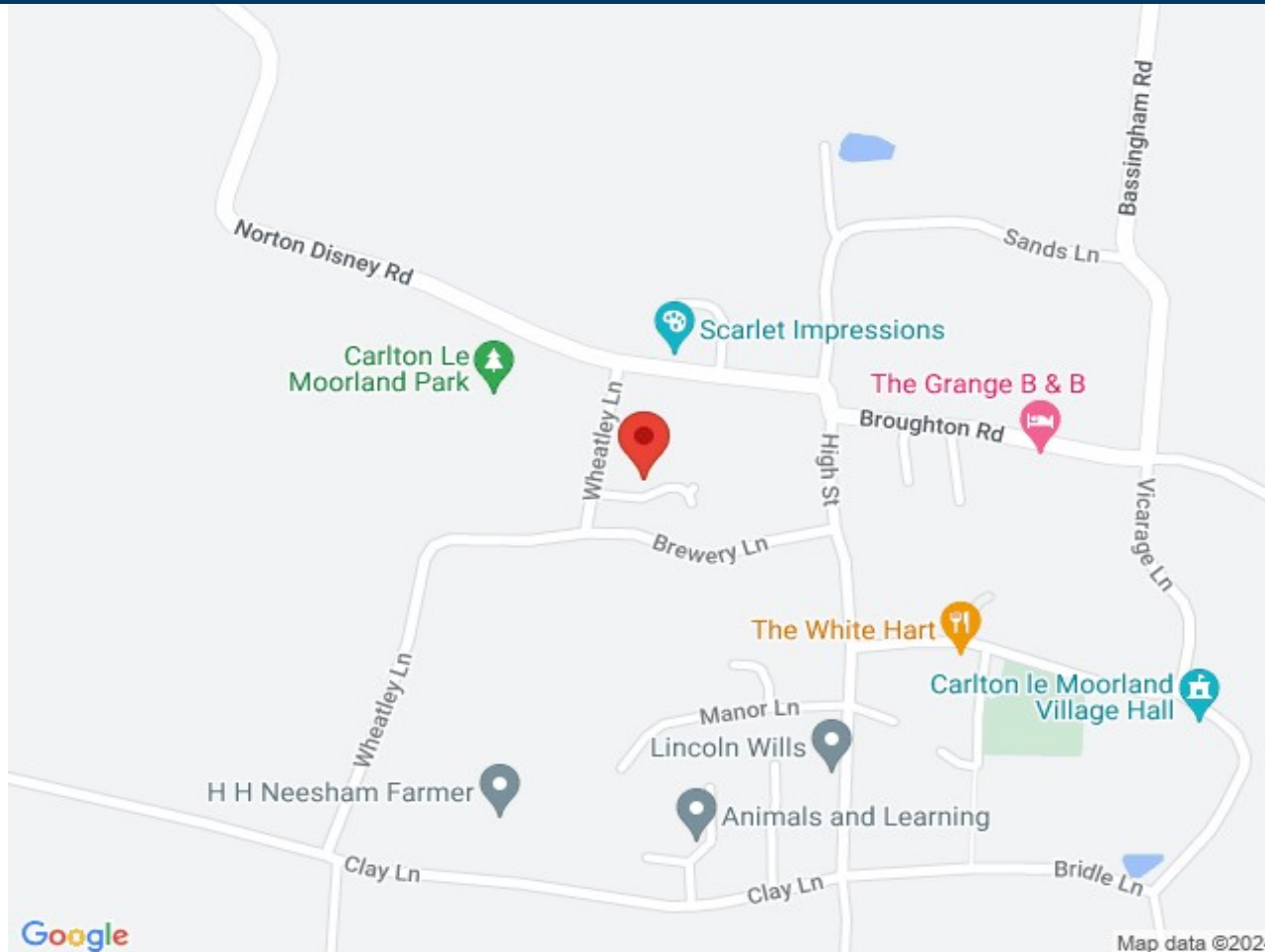
GROUND FLOOR



1ST FLOOR



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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		