



Fortune Close, Kneesall



4



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Guide Price £500,000 to £525,000



## Key Features

- Exclusive Development Of Four Homes
- Four Bedroom Executive Detached
- Ensuite, Bathroom & G/F WC
- Two Reception Rooms
- Large Open Plan Living/Dining Kitchen & Utility
- Double Garage & Generous Driveway
- Council Tax Band: tbc
- EPC Rating: B
- Tenure: Freehold





Built to a high specification and with energy efficiency in mind having air source heating, this superb bespoke development of only four homes enjoys a wonderful exclusive position within the quaint village of Kneesall which boasts the popular Hay Barn Cafe, Kneesall Primary School and Country Kids Day Nursery. The village is conveniently located with excellent connectivity to the local towns of Newark, Southwell and Mansfield.

Field View House is a wonderful individual executive style detached home and has been designed to provide a spacious family home, with the accommodation to comprise: inviting entrance hallway which provides access to all ground floor rooms and stairs rising to the first floor. The ground floor accommodation comprises a dual aspect lounge with French doors opening to the rear garden, sitting room/bedroom five, W/C (scope to create ensuite to bedroom five), utility room and a stunning vaulted open plan living/dining kitchen which has two sets of bi-folding doors, central island and a range of integrated appliances. On the first floor, the master bedroom has an ensuite shower room, three further double bedrooms and a superb family bathroom suite.

Outside, the property will enjoy a generous plot having a fantastic frontage with tarmac driveway providing off street parking for multiple vehicles as well as giving access to the double garage, which has internal access to the utility room. Other features include superb flush casement UPVC double glazed windows, air source heating with underfloor heating throughout downstairs and the benefit of a ProTek 10 year structural warranty.

## ACCOMMODATION - Rooms & Measurements

Entrance Hallway 22'10" x 6'0" (7m x 1.8m)

Ground Floor WC 6'6" x 3'5" (2m x 1m)

Lounge 22'10" x 12'0" (7m x 3.7m)

Sitting Room/Bedroom Five 11'10" x 10'8" (3.6m x 3.3m)

Living/Dining Kitchen 24'11" x 13'11" (7.6m x 4.2m)

Utility Room 7'7" x 6'5" (2.3m x 2m)

### First Floor Landing

Bedroom One 12'1" x 12'0" (3.7m x 3.7m)

Ensuite 6'7" x 6'0" (2m x 1.8m)

Bedroom Two 11'10" x 10'8" (3.6m x 3.3m)

Bedroom Three 12'0" x 10'4" (3.7m x 3.1m)  
maximum measurements

Bedroom Four 12'1" x 11'7" (3.7m x 3.5m)  
maximum measurements





**Bathroom 7'8" x 5'11" (2.3m x 1.8m)**

**Double Garage 21'0" x 18'10" (6.4m x 5.7m)**

### Services

Mains water and electricity are connected to the property. Drainage is from a shared foul waste management system with this being pumped to the mains drains. The running and servicing of the system is organised by the Management Company, in which each property on the development has a 25% share. The Heating is provided by an air source heat pump and the properties have under floor heating throughout downstairs.

### Agents Note

The costs for the management company set up for the foul water pumping station running/maintenance are estimated at: £550 - £600 per plot per year.

The system is a Kingspan pumping station and a service schedule is set up with Kingspan themselves.

### 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 - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - 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

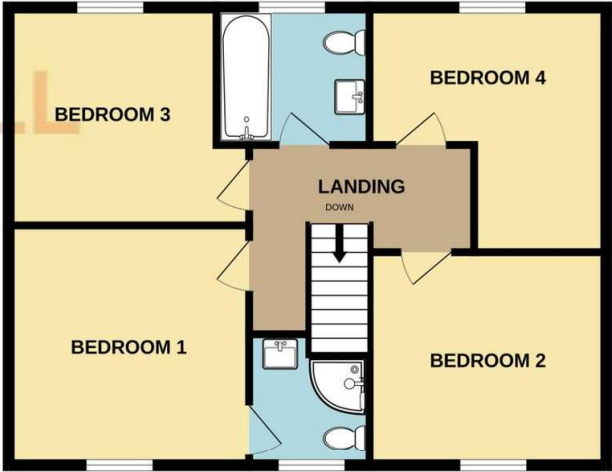
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.

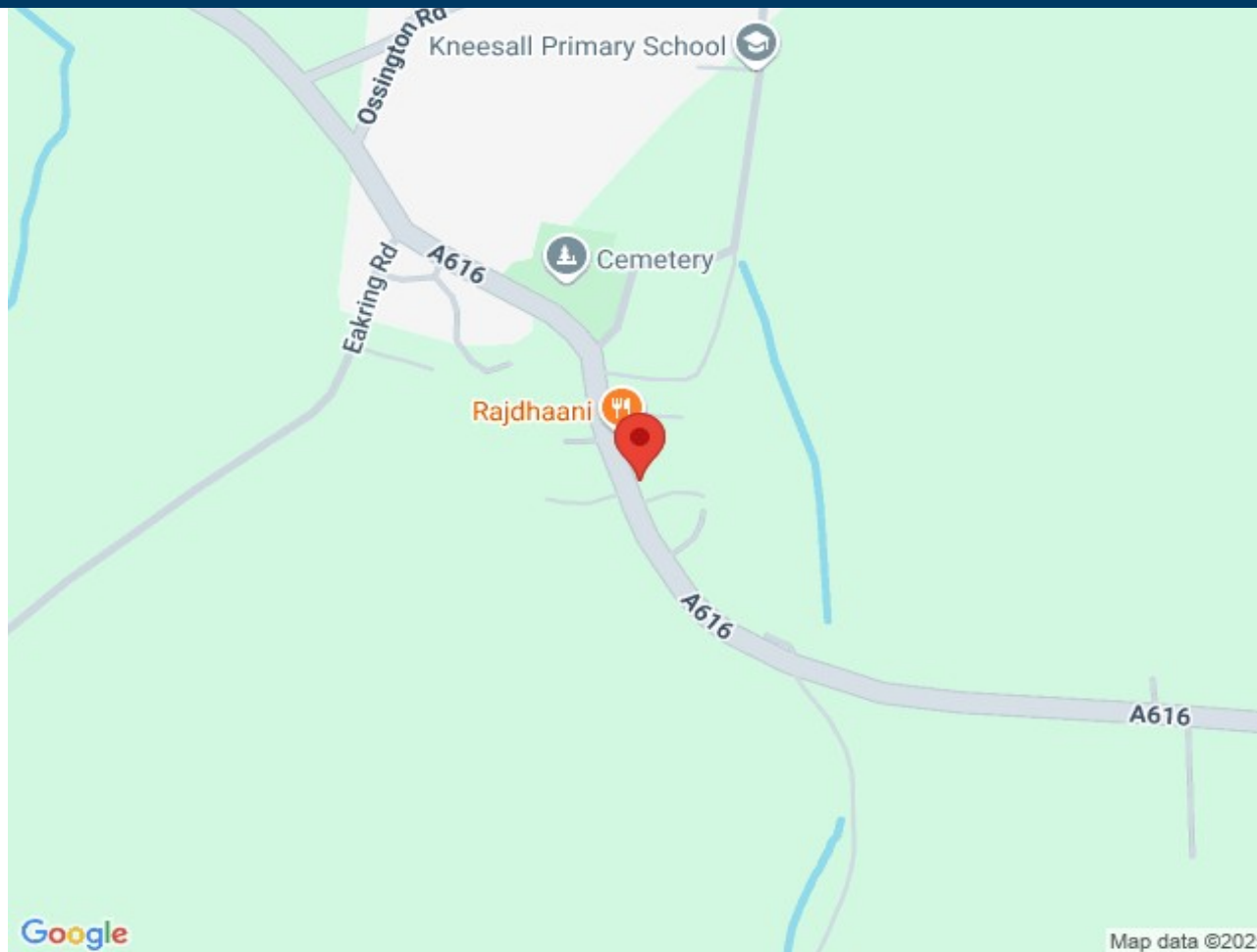


GROUND FLOOR



1ST FLOOR





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