



Bathley Lane, Little Carlton



5



2



3



Asking price £550,000



## Key Features

- Substantial Individual Detached Home
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Dining Kitchen & Utility
- Ensuite, Bathroom & G/F WC
- Approx 0.22 Acre Plot
- Council Tax Band: G
- EPC Rating: D
- Tenure: Freehold







Boasting substantial and versatile accommodation, this marvellous individual detached home is being offered with NO CHAIN, and would suit a variety of needs, including those that may require annexe living. Built in approximately 2000, this unique home represents a magnificent blank canvas and enjoys a pleasant front outlook whilst being quietly positioned in the charming village of Little Carlton, approximately 3 miles north of Newark-on-Trent with superb access available to the A1 and A46.

The property's sizeable accommodation comprises to the ground floor: welcoming entrance hallway, dual aspect dining kitchen with the kitchen having granite work surfaces, central island with breakfast bar, integrated dishwasher and freezer with provision for an electric range cooker and American style fridge/freezer. The kitchen also has access to an extremely useful pantry cupboard and utility room, with provision for a washing machine and tumble dryer. Back from the hallway, there are two sets of French doors that open through to a generous lounge and formal dining room. The lounge is triple aspect, has French doors to the rear garden and a gorgeous feature fireplace that houses a log burning stove. The dining room also enjoys French doors to the rear garden. Additionally to the ground floor, there are two further reception rooms (currently utilised as a family room and study) and a W/C - this area could possibly provide annexe living with a bedroom, living room and potential shower room. To the first floor, there is a delightful landing space that gives access to a four piece family bathroom suite, and four well-proportioned bedrooms, with the main bedroom boasting a dressing area and ensuite shower room.

Externally, the property is approached with a large block paved driveway that provides ample off street parking, whilst giving access to the detached double garage. The garage has two electric doors, side personnel door, boarded storage above, power and lighting. Two side gates provide access to a secure and private rear garden. The rear garden enjoys a veranda with a paved entertaining area, large lawned area, summer house and a variety of mature shrubs, plants and hedging to the borders. Other features of this home include oil fired central heating, UPVC double glazing and the property benefits from full Fibre broadband to the property.

### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 15'10" x 13'9" (4.8m x 4.2m)  
maximum measurements

Ground Floor W/C 5'1" x 3'1" (1.5m x 0.9m)

Lounge 24'0" x 17'3" (7.3m x 5.3m)

Dining Room 13'7" x 11'9" (4.1m x 3.6m)  
maximum measurements

Family Room 13'9" x 13'8" (4.2m x 4.2m)

Study/Bedroom Five 10'2" x 9'4" (3.1m x 2.8m)

Dining Kitchen 21'9" x 12'10" (6.6m x 3.9m)

Utility Room 6'11" x 5'3" (2.1m x 1.6m)







## First Floor Landing

**Bedroom One** 17'11" x 11'11" (5.5m x 3.6m)

**Dressing Area** 12'5" x 4'11" (3.8m x 1.5m)  
maximum measurements

**Ensuite** 11'9" x 7'2" (3.6m x 2.2m)  
maximum measurements

**Bedroom Two** 13'5" x 12'4" (4.1m x 3.8m)  
maximum measurements

**Bedroom Three** 12'4" x 11'5" (3.8m x 3.5m)  
maximum measurements

**Bedroom Four** 11'6" x 9'5" (3.5m x 2.9m)  
maximum measurements

**Family Bathroom** 13'0" x 8'6" (4m x 2.6m)  
maximum measurements

**Double Garage** 19'1" x 17'10" (5.8m x 5.4m)

## Services

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

## Little Carlton

A charming small village situated just 3 miles north of the market town of Newark with its excellent array of amenities and having easy access to the A1, A46 and also within commuting distance of Nottingham, Lincoln & Mansfield. School buses are available from the village to Muskham Primary School and Tuxford Academy Secondary School.





### 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 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.



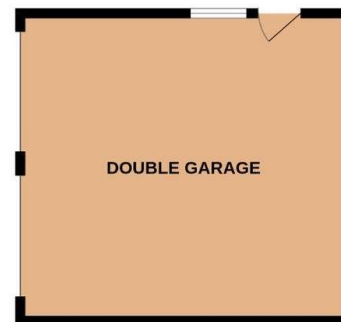




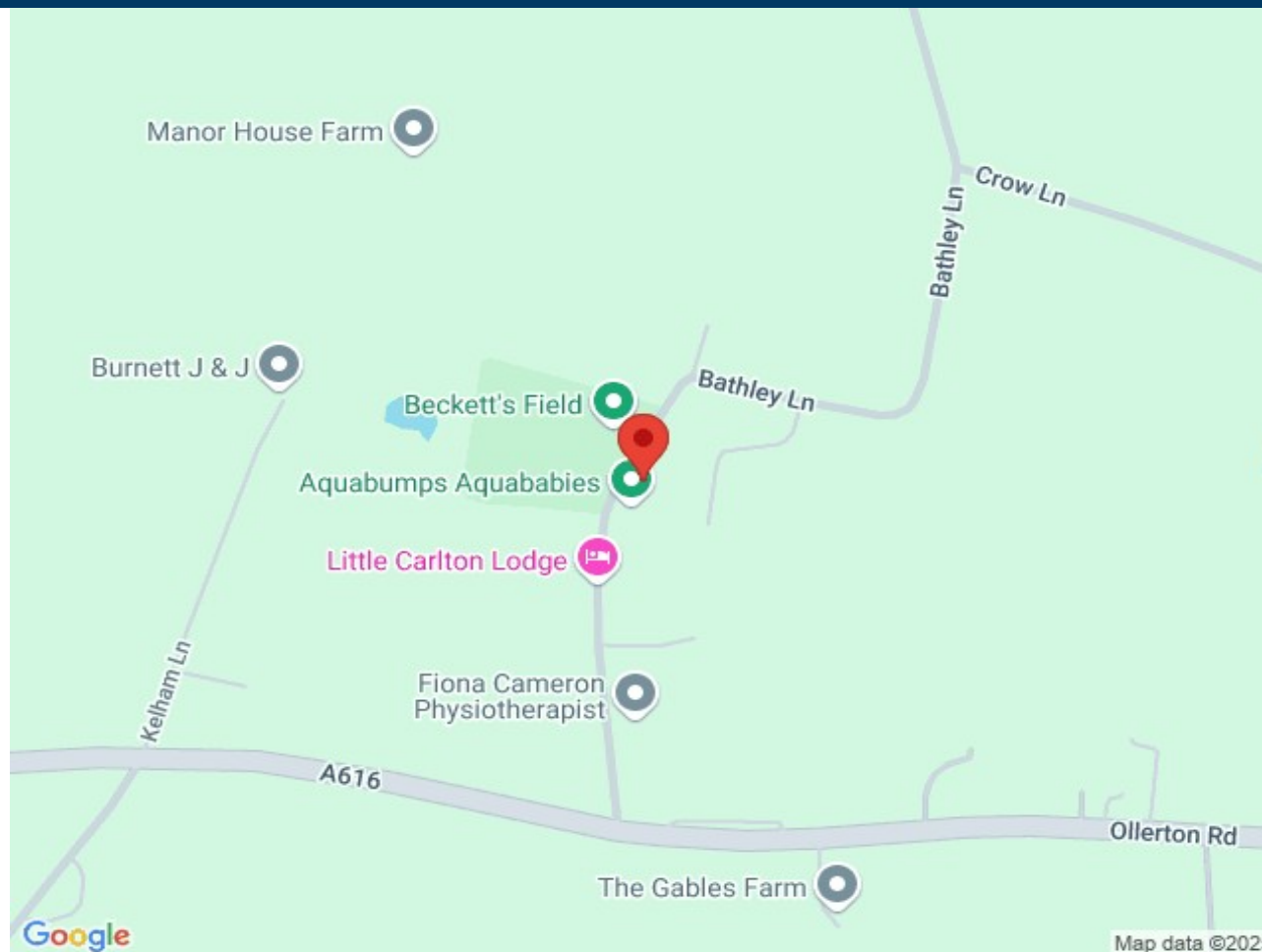
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		