



Top Street, Elston



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Guide Price £500,000 to £550,000



Key Features

- Substantial Detached Bungalow
- Potential Annexe Living
- Three Double Bedrooms
- Ensuite Bathroom, Ensuite W/C & Bathroom
- Dining Kitchen & Utility
- Lounge, Dining Room & Family Room
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





Set in the heart of the charming and sought after village of Elston, this substantial detached bungalow presents spacious, yet versatile accommodation throughout and could easily provide annexe living alongside a traditional three bedroom bungalow. This home boasts 14 OWNED SOLAR PANELS, a large driveway, deceptive plot and is a delightful blank canvas - ready for a new buyer to make it their own.

The bungalow's accommodation comprises: generous entrance porch, sizeable entrance hall, formal dining room which opens through to a large lounge, dining kitchen with electric oven and electric hob, and utility room. Back from the hallway, there is access to the family bathroom suite, and three DOUBLE BEDROOMS, one of which is currently used as a sitting room. Another double bedroom has an ensuite WC and fitted wardrobes, with the main bedroom enjoying a magnificent dressing room and four piece ensuite bathroom suite. Returning to the entrance porch, there is access to an inner hall, utility area, side porch and substantial family room which was previously a double garage. All this space could easily provide a separate annexe if required.

Outside, the property sits on a delightful plot and is approached by a wonderful tarmac driveway providing ample off street parking. There is double car port, useful secure store and a further lawned area to the front. A side gate opens through to a paved seating area, with further access to the private rear garden. The garden is predominantly laid to lawn, with a greenhouse and mature plants/shrubs to borders. Other features of this home include gas central heating and double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 13'5" x 8'9" (4.1m x 2.7m)

Entrance Hallway 22'1" x 7'10" (6.7m x 2.4m)
maximum measurements

Lounge 18'11" x 12'10" (5.8m x 3.9m)

Dining Room 15'3" x 9'8" (4.6m x 2.9m)

Kitchen 14'2" x 12'4" (4.3m x 3.8m)
maximum measurements

Utility Room 9'5" x 5'10" (2.9m x 1.8m)
maximum measurements

Bedroom One 13'10" x 11'10" (4.2m x 3.6m)

Dressing Room 12'7" x 8'2" (3.8m x 2.5m)
maximum measurements, excluding wardrobes

Ensuite 10'0" x 8'1" (3m x 2.5m)

Bedroom Two 16'11" x 11'11" (5.2m x 3.6m)
maximum measurements

Ensuite W/C 7'7" x 2'4" (2.3m x 0.7m)

Bedroom Three/Sitting Room 12'0" x 9'11" (3.7m x 3m)

Bathroom 8'10" x 8'9" (2.7m x 2.7m)





Potential Annexe:

Inner Hall 5'7" x 4'9" (1.7m x 1.4m)

Utility Area 9'5" x 4'10" (2.9m x 1.5m)

Family Room/Bedroom 21'5" x 20'10" (6.5m x 6.4m)
maximum measurements

Car Port 19'3" x 16'0" (5.9m x 4.9m)

Store 6'8" x 6'2" (2m x 1.9m)

Agent's Note - Solar Panels

The property has 14 owned solar panels.

Agent's Note - Windows

The property has 2 double glazed wooden framed windows in the dining area and carport.

Agent's Note

The property was structurally strengthened in 1996, following subsidence to the rear righthand corner. This was caused by trees in the righthand neighbouring property's garden close to the boundary which were also removed.

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.



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

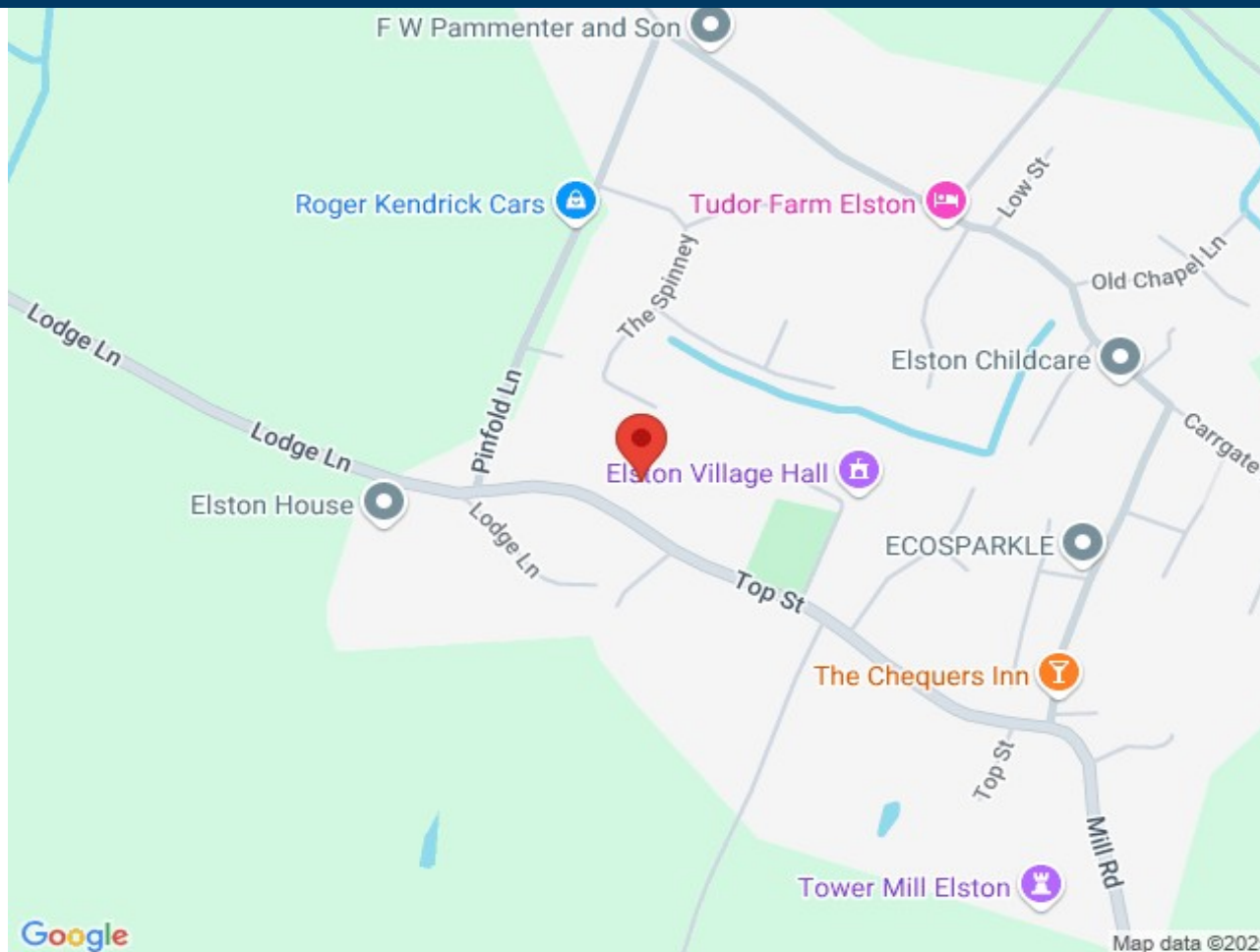
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

