



Bells Court, Carlton-le-Moorland

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Guide Price £400,000 to £415,000



## Key Features

- Modern Detached Family Home
- Four Bedrooms
- Ensuite Bathroom, Family Bathroom & GF WC
- Two Generous Reception Rooms
- Breakfast Kitchen & Utility Room
- South Facing Rear Garden
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold





Enjoying a pleasant SOUTH FACING position in a quiet executive cul-de-sac in the popular village of Carlton-le-Moorland, this modern detached property would make a superb family home and represents a marvellous house ready to move straight into.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, dual aspect lounge with feature multi fuel burning stove, separate dining room with French doors opening to the rear garden, modern breakfast kitchen with central island and breakfast bar, integrated dishwasher and provision for a range cooker, with a door through to a superb 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 with feature roll top bath.

Outside, the property enjoys a small lawned frontage and a block paved driveway to the side of the property which leads up to the double garage. The rear garden is SOUTH FACING and retains a wonderful degree of privacy. It is partly wall enclosed, with both a paved and gravelled entertaining area, timber store and summer house. Other features include double glazing and oil-fired central heating.

## ACCOMMODATION - Rooms & Measurements

**Entrance Hallway** 15'2" x 9'10" (4.6m x 3m)  
maximum measurements

**Ground Floor WC** 5'9" x 2'8" (1.8m x 0.8m)

**Lounge** 17'10" x 11'1" (5.4m x 3.4m)

**Dining Room** 10'9" x 9'9" (3.3m x 3m)

**Breakfast Kitchen** 11'11" x 10'11" (3.6m x 3.3m)

**Utility Room** 10'11" x 5'5" (3.3m x 1.7m)

### First Floor Landing

**Bedroom One** 11'11" x 11'0" (3.6m x 3.4m)

**Ensuite Bathroom** 11'0" x 5'8" (3.4m x 1.7m)

**Bedroom Two** 11'2" x 11'0" (3.4m x 3.4m)  
including wardrobes

**Bedroom Three** 11'8" x 9'10" (3.6m x 3m)  
maximum measurements

**Bedroom Four/Study** 11'0" x 6'5" (3.4m x 2m)

**Bathroom** 10'7" x 9'9" (3.2m x 3m)  
maximum measurements





### Agent's Note - Windows

The windows in the property are wooden framed double glazing.

### 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 Bassingham 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 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 - 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.

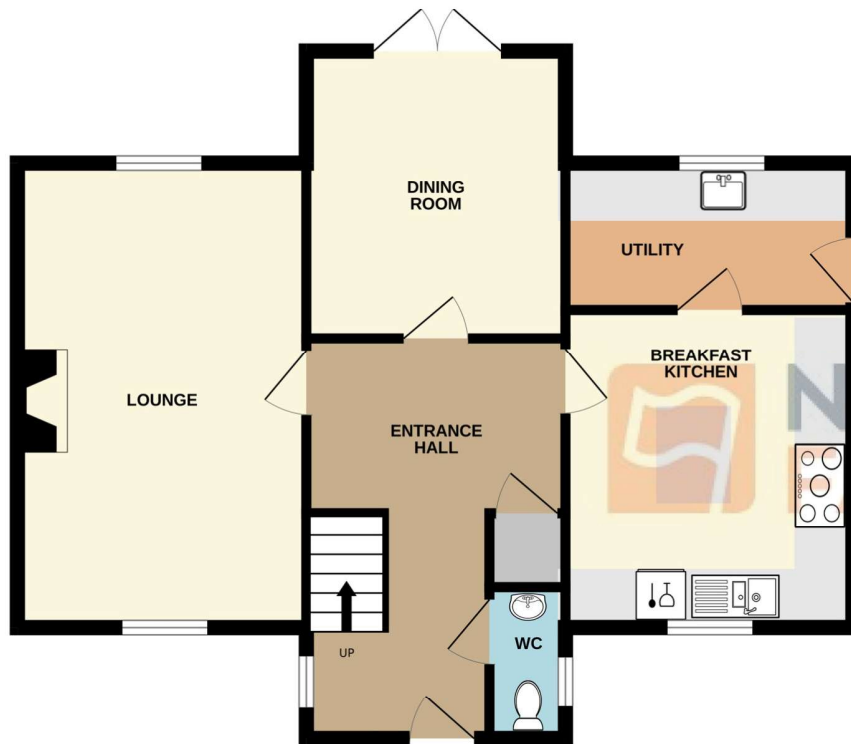
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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.





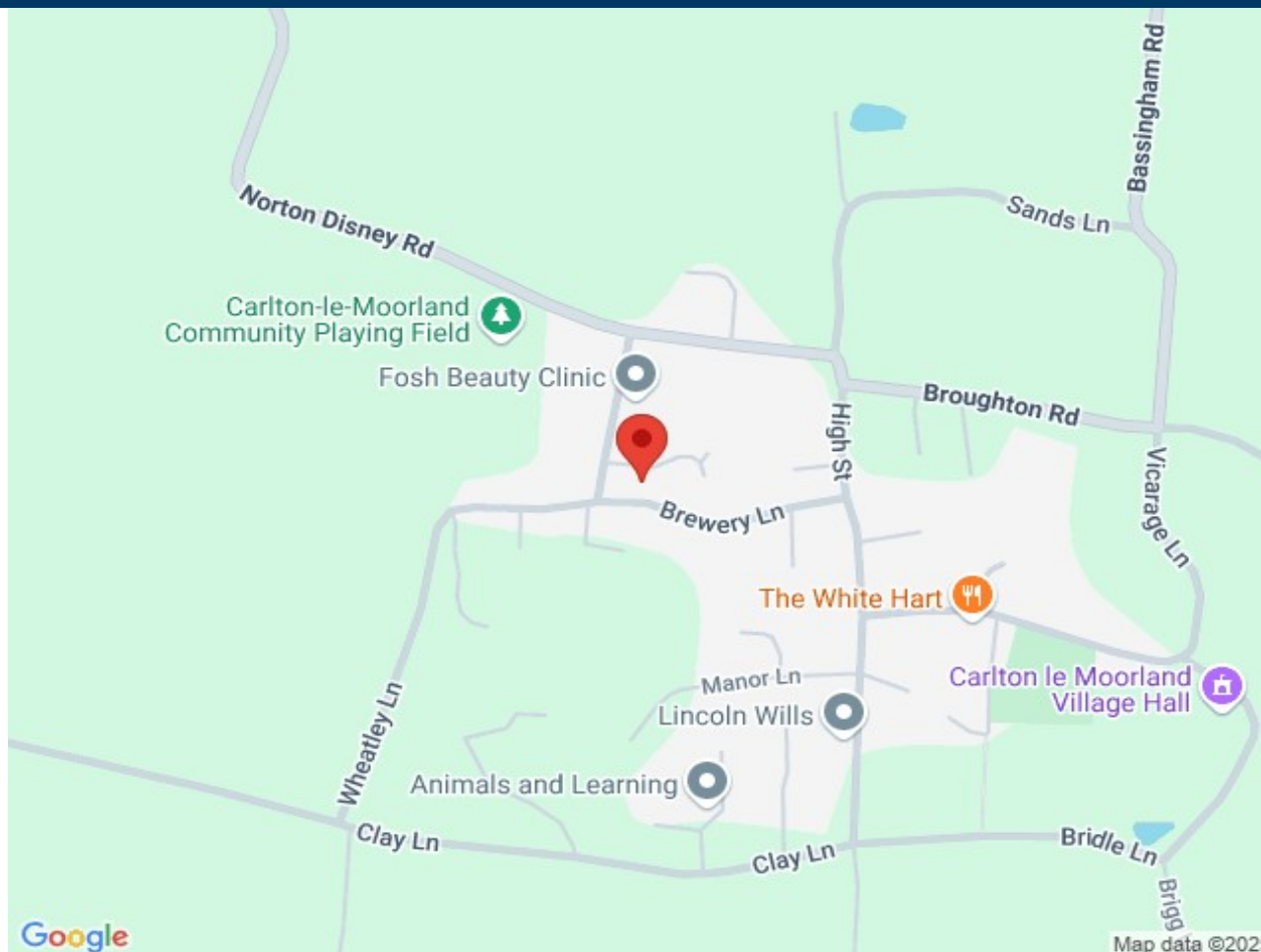
GROUND FLOOR



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+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>	72 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		