



Colley Lane, Weston



Asking Price £350,000



Key Features

- Detached Chalet Home
- Three/Four Bedrooms
- Two/Three Reception Rooms
- F/F Bathroom & G/F WC
- Dining Kitchen & Utility Room
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Enjoying a peaceful position in the charming village of Weston, this detached home provides deceptive, yet flexible accommodation which can suit a variety of needs with four possible bedrooms and two reception rooms, and boasts a delightful west facing rear garden, single garage and off street parking.

The property's accommodation comprises to the ground floor: welcoming L-shaped entrance hallway, spacious lounge with bow window and feature multi fuel burning stove, formal dining room with bow window, dining kitchen with underfloor heating, four ring electric hob, electric oven and integrated dishwasher; utility room, WC and two versatile rooms that could be utilised as bedrooms if required, however the current owners have the spaces as a second sitting room and home office. To the first floor, there is a four piece family bathroom suite and two large dual aspect bedrooms, one of which having a range of fitted wardrobes. There is also ample eaves storage available on the first floor.

Outside, this home is approached with a low level brick wall frontage with access to a concrete and gravelled driveway which provides off street parking for multiple vehicles. An electric roller door gives access to the single garage. The rear garden has been tastefully landscaped, is WEST FACING, and retains a wonderful degree of privacy. The garden has a block paved entertaining area, small lawned area with variety of plants to borders, and a useful summer house which has power and lighting connected (available by separate negotiation). Other features of this home include oil fired central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 17'0" x 5'11" (5.2m x 1.8m)

Ground Floor WC 5'10" x 2'7" (1.8m x 0.8m)

Lounge 14'7" x 10'11" (4.4m x 3.3m)

Dining Room 14'7" x 9'6" (4.4m x 2.9m)

Dining Kitchen 13'3" x 10'11" (4m x 3.3m)

Utility Room 7'2" x 5'10" (2.2m x 1.8m)

Bedroom Three/Sitting Room 10'2" x 10'1" (3.1m x 3.1m)
maximum measurements

Bedroom Four/Home Office 9'9" x 8'4" (3m x 2.5m)

First Floor Landing

Bedroom One 20'8" x 13'7" (6.3m x 4.1m)
maximum measurements

Bedroom Two 20'8" x 12'9" (6.3m x 3.9m)
maximum measurements

Bathroom 9'9" x 7'7" (3m x 2.3m)
maximum measurements

Garage 18'4" x 8'5" (5.6m x 2.6m)





Services

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

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 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.

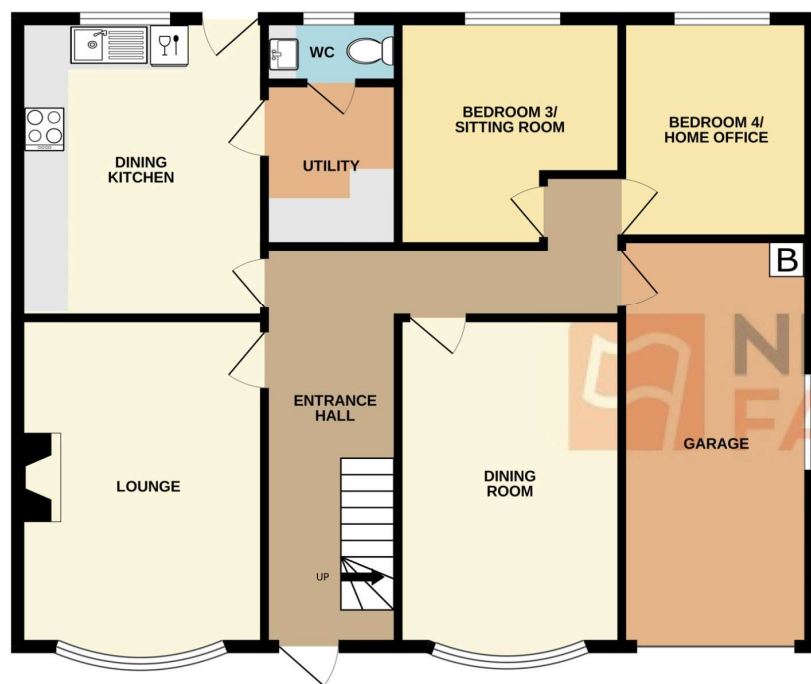
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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.

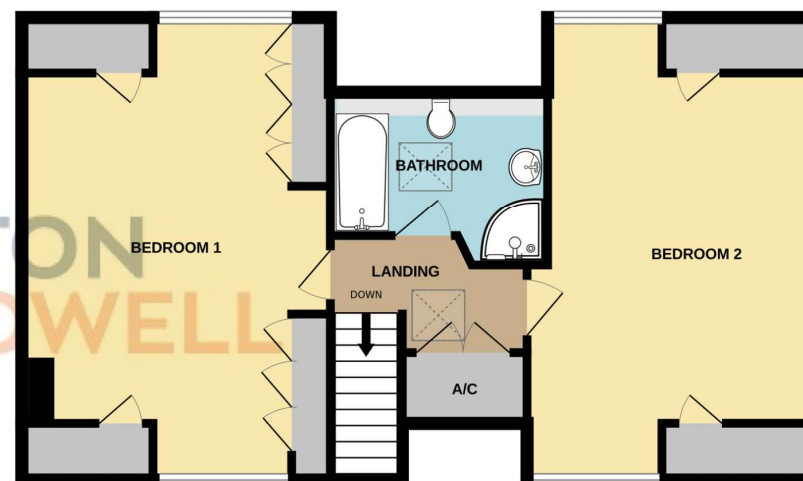




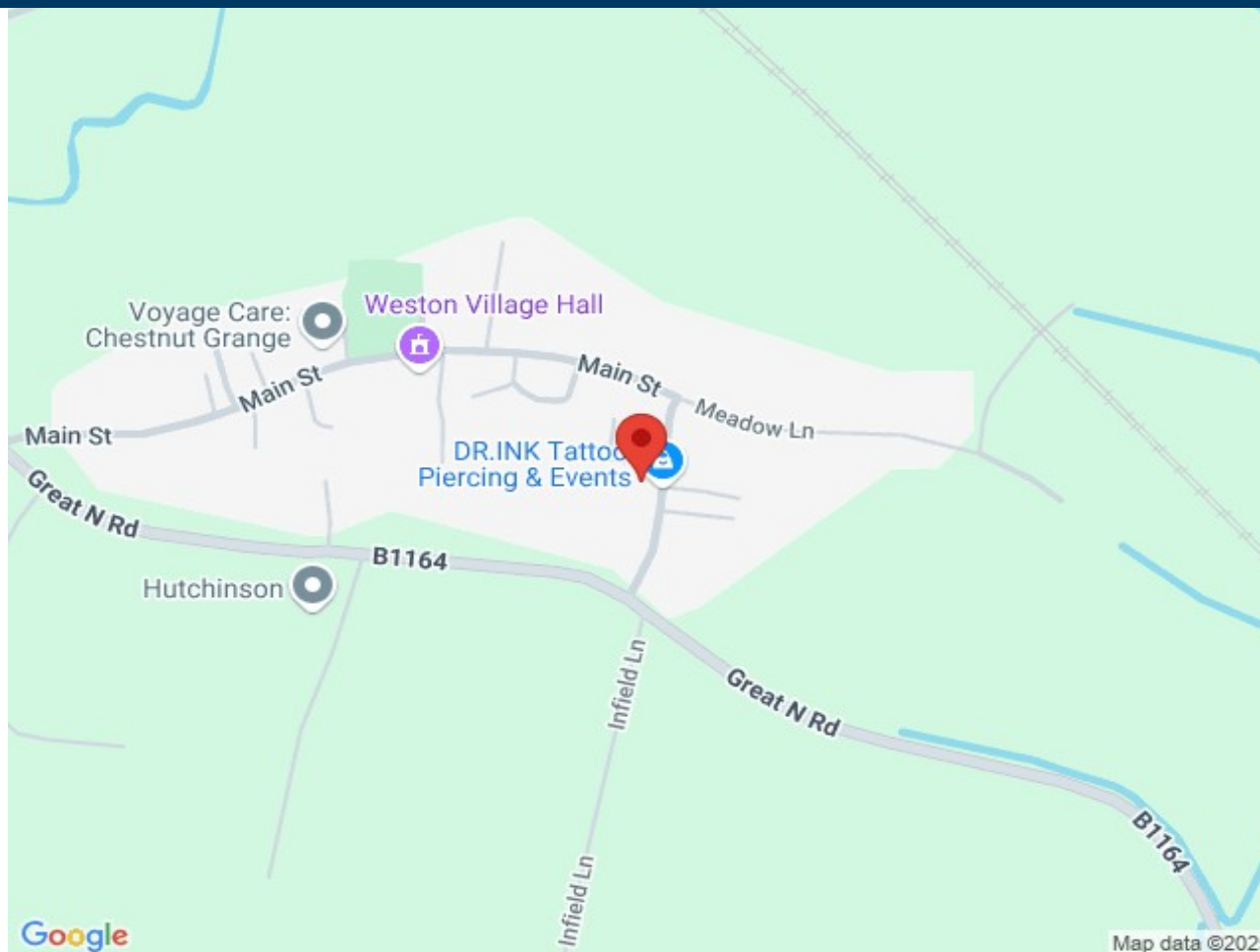
GROUND FLOOR



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+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		