



The Paddocks, Stapleford



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Guide Price £475,000 to £500,000



Key Features

- Detached Three Bedroom Bungalow
- Fantastic Corner Plot Gardens
- Bathroom, Shower Room, WC
- Double Garage and Block Driveway
- Lounge, Dining Kitchen & Conservatory
- Large Dining Kitchen & Sep. Utility
- Non Estate
- Council Tax Band: E
- EPC Rating: D
- Tenure; Freehold





An exceptional modern detached bungalow situated in a non estate position within the quiet and popular village of Stapleford.

This high quality property enjoys fantastic corner plot gardens and has spacious accommodation comprising of an entrance porch, large hallway, separate WC, spacious dual aspect lounge with feature fireplace, a large dining kitchen, separate utility room and a conservatory with fantastic views of the lovely gardens, the property has three double bedrooms, bedroom one could be partitioned to make two smaller bedrooms if required, a bathroom and a separate shower room.

The property further benefits from double glazing oil central heating, a block paved driveway and a double garage.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Accommodation - Rooms and Measurements

Porch 7'0" x 4'11" (2.1m x 1.5m)

Entrance Hall 15'4" x 6'5" (4.7m x 2m)

WC 4'9" x 4'11" (1.4m x 1.5m)

Lounge 18'1" x 14'11" (5.5m x 4.5m)

Kitchen/Diner 16'8" x 18'0" (5.1m x 5.5m)
maximum measurements

Rear Hall 11'8" x 3'8" (3.6m x 1.1m)

Boiler Room 6'2" x 3'4" (1.9m x 1m)

Utility 5'9" x 4'5" (1.8m x 1.3m)

Conservatory 14'3" x 12'1" (4.3m x 3.7m)

Bedroom One 16'7" x 12'0" (5.1m x 3.7m)

This room has two windows and could be partitioned to make two smaller bedrooms if required.

Bedroom Two 12'0" x 11'7" (3.7m x 3.5m)

Bedroom Three 12'9" x 9'7" (3.9m x 2.9m)

Bathroom 8'4" x 8'2" (2.5m x 2.5m)
maximum measurements

Shower Room 8'2" x 9'1" (2.5m x 2.8m)

Double Garage 17'8" x 18'2" (5.4m x 5.5m)
maximum measurements





Services

Oil fired central heating. Electricity, water and drainage are connected.

Stapleford

The small village of Stapleford is conveniently located just 6 miles northeast of the market town of Newark on Trent and the A1 which lies within 3 miles is easily accessible. The village lies adjacent to the well known scenic area of Stapleford Woods and local primary schools can be found in the nearby villages of Brant Broughton and Basingham. Regular main line trains run from Newark Northgate Station to London Kings Cross with journey times of just over 75 minutes.

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.



Anti Money Laundering

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.

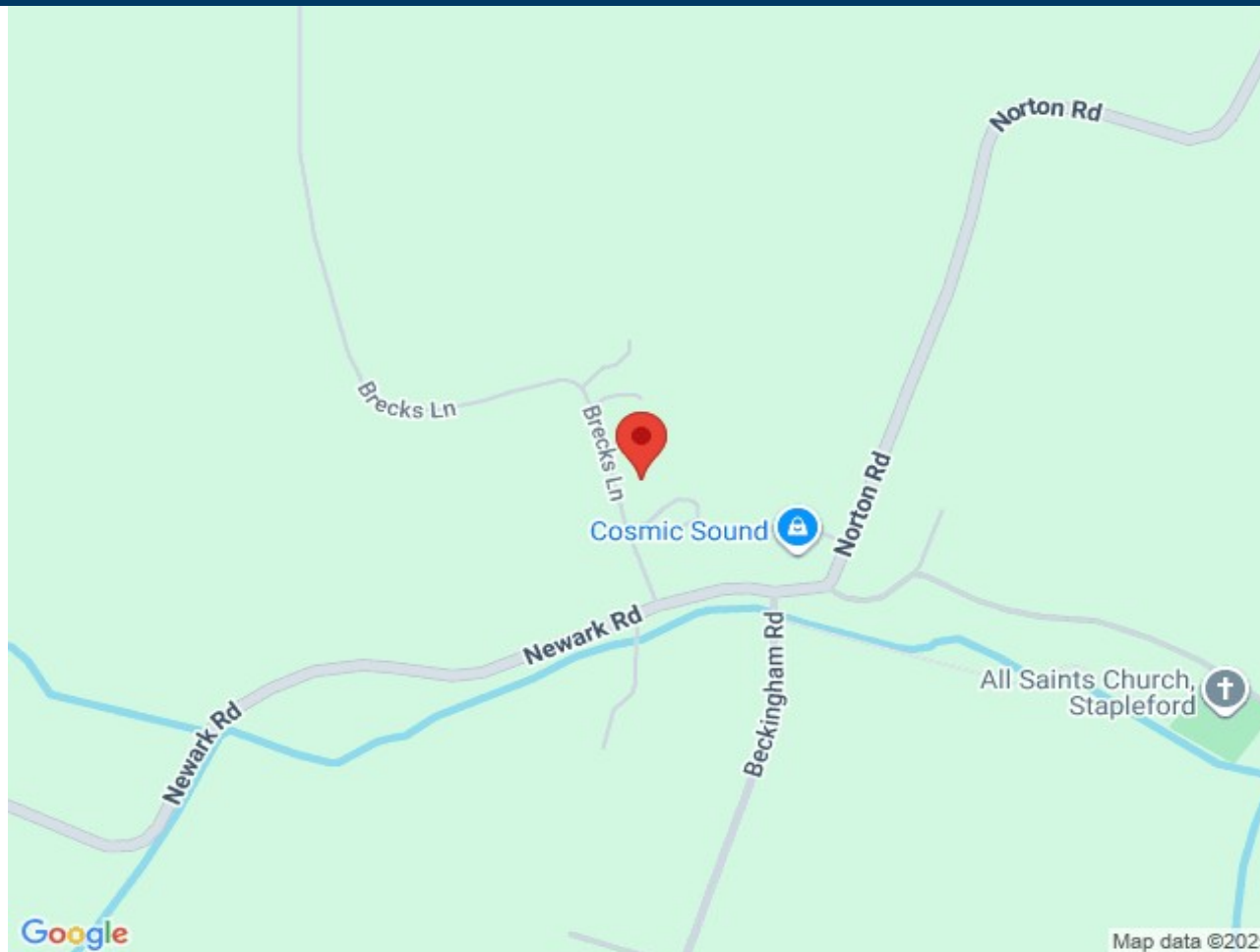
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		