



Bells Court, Carlton-le-Moorland



5



3



4

Guide Price £550,000 to £575,000



Key Features

- 5/6 Bedroom Detached House
- Versatile Accommodation Over 3 Floors
- Modern Quartz Faced Kitchen
- Large Lounge, Sitting Room, Study & Garden Room
- Master Bedroom with Ensuite & Dressing Room
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





GUIDE PRICE £550,000 to £575,000 An impressive and beautiful looking five/six bedroom detached house with versatile accommodation, situated in quiet cul-de-sac, within the very popular village of Carlton-le-Moorland.

The spacious and well presented accommodation comprises of an entrance hall, ground floor WC, large dual aspect lounge with feature fireplace, sitting room which has the option to be utilised as an additional bedroom if required, study, a beautiful modern quartz finished breakfast kitchen with integrated appliances that include a double oven, warming drawer, electric hob, extractor, fridge and dishwasher, the kitchen opens into the lovely garden room which the owners use as a dining room and a door into the utility room. To the first floor you will find the master bedroom which has a modern ensuite and dressing room, there are two further double bedrooms and a bathroom, to the second floor there are two further double bedrooms and another four piece bathroom.

Externally, the property has a double garage and block paved driveway and a private wrap around plot, with patio area, fabulous outdoor wooden & shingle roofed eating/entertaining gazebo, mature trees and lawns. The property has fantastic kerb appeal with oil central heating and double glazing.

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.

ACCOMODATION - Rooms and Measurements

Entrance Hallway 11'1" x 10'9" (3.4m x 3.3m)
maximum measurements

WC 6'2" x 3'1" (1.9m x 0.9m)

Dual Aspect Lounge 21'3" x 11'10" (6.5m x 3.6m)

Sitting Room 11'9" x 11'1" (3.6m x 3.4m)

Study 9'9" x 7'10" (3m x 2.4m)

Garden/Dining Room 9'8" x 8'8" (2.9m x 2.6m)
maximum measurements

Breakfast Kitchen 18'5" x 9'9" (5.6m x 3m)
main kitchen area

Utility 10'11" x 5'2" (3.3m x 1.6m)

First Floor Landing

Bedroom One 15'5" x 14'0" (4.7m x 4.3m)

Dressing Room 6'3" x 5'11" (1.9m x 1.8m)

Ensuite 9'11" x 6'3" (3m x 1.9m)





Bedroom Two 11

Bedroom Five 11'10" x 9'11" (3.6m x 3m)

Bathroom 10'0" x 6'3" (3m x 1.9m)
maximum measurements

Second Floor Landing

Bedroom Three 17'9" x 11'10" (5.4m x 3.6m)
maximum measurements

Bedroom Four 16'4" x 11'9" (5m x 3.6m)
maximum measurements

Bathroom 8'3" x 11'0" (2.5m x 3.4m)
maximum measurements

Agent's Note - Windows

The property has wooden double glazed windows.

Services

Oil fired central heating. 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.

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.

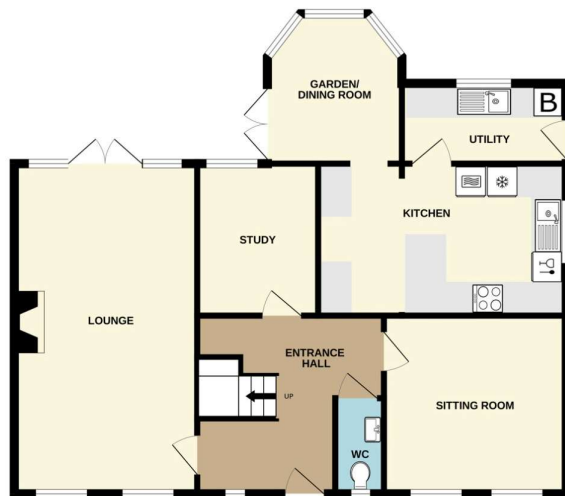
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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



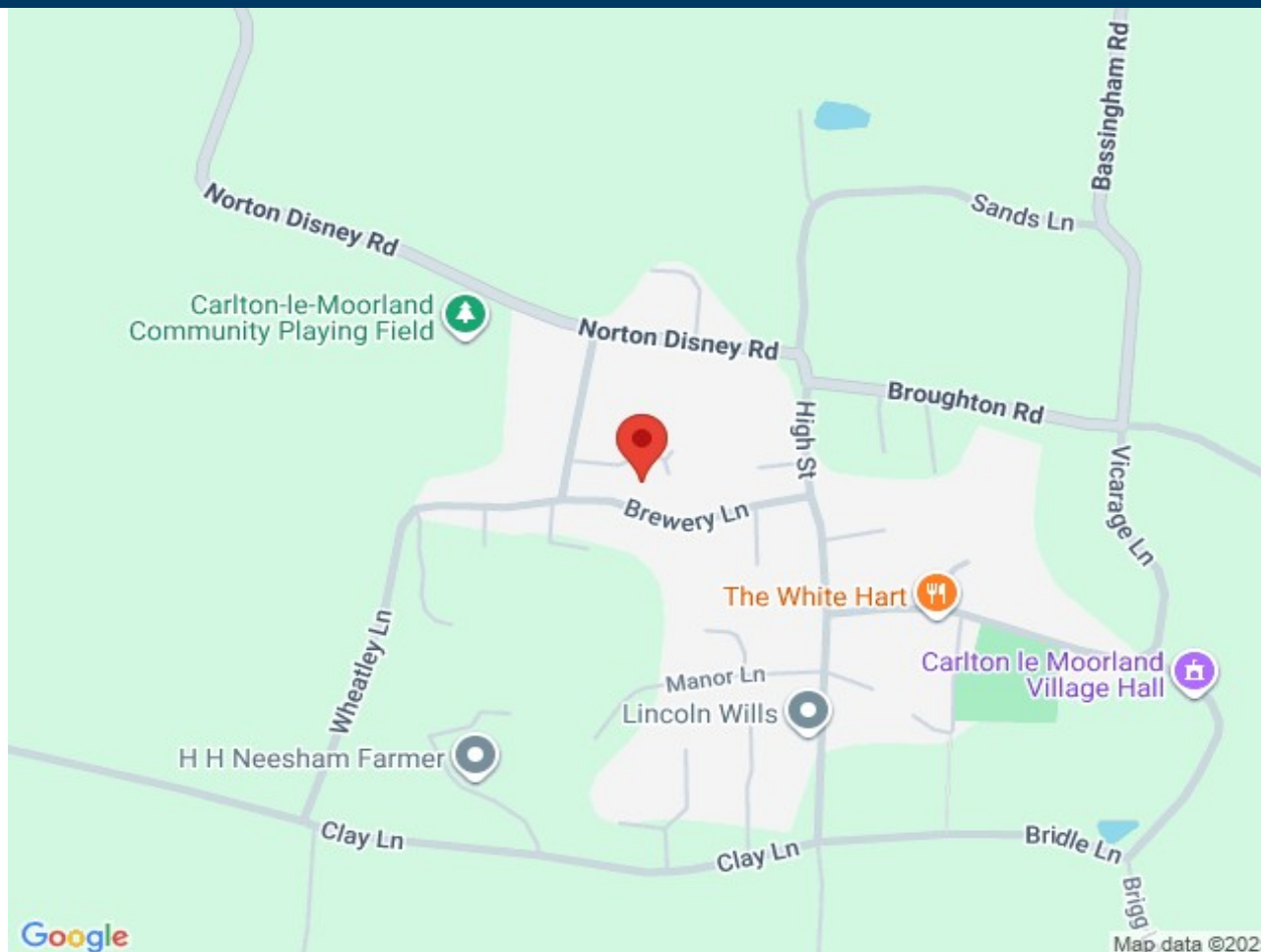
1ST FLOOR



2ND 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	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		