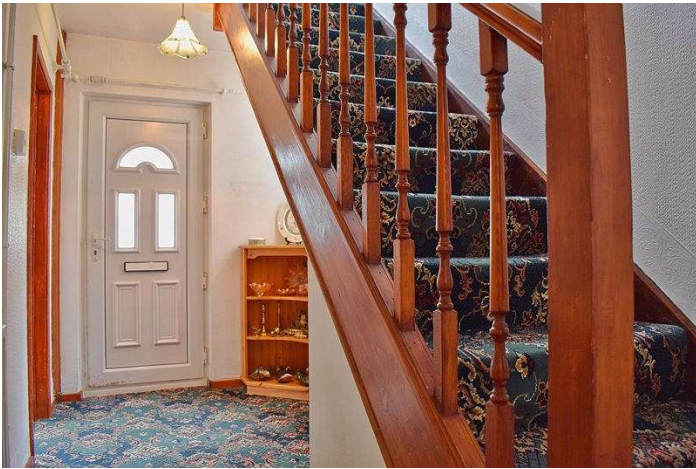


Sternthorpe Close, Sutton on Trent



A three bedroom mid terrace property situated in a quiet cul-de-sac within this popular village location. In addition to the **THREE DOUBLE BEDROOMS**, the property has a well proportioned lounge, kitchen, sun porch and ground floor shower room. There are delightful gardens to the rear. The property is double glazed, has solid fuel central heating and would benefit from some modernisation and updating. Available for purchase with **NO CHAIN**.

£160,000







Situation and Amenities

Sutton on Trent is an attractive village with excellent amenities including a well respected primary school, doctors' surgery, a Co-op store, butchers, hairdressers, library and public houses. The highly regarded Tuxford Comprehensive School is readily accessible, and Nottingham, Lincoln, Retford, Doncaster and Newark are within commuting distance, the latter having a DIRECT RAIL LINK TO LONDON KINGS CROSS WHICH TAKES FROM APPROXIMATELY 80 MINUTES. The village also has good access to the A1.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has a window to the side elevation and the staircase rising to the first floor, beneath which is a useful storage cupboard. The hallway has doors providing access to the lounge and the shower room, together with a ceiling light point and a radiator.

Lounge 14' 2" x 13' 6" (4.31m x 4.11m) (excluding bay window)

This good sized and well proportioned reception room has a bay window to the front elevation and a door leading through into the kitchen. The focal point of the lounge is the open fireplace, behind which is the back boiler for the solid fuel central heating system. The lounge has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 13' 6" x 8' 11" (4.11m x 2.72m)

The kitchen has a window to the rear elevation and a door leading through to the sun porch. The kitchen is currently fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space for a free standing cooker, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen is of sufficient size to accommodate a dining table and has cornice to the ceiling, a ceiling light point and a radiator.

Sun Porch 9' 8" x 6' 7" (2.94m x 2.01m)

This versatile area has a window, and a glazed door providing access to the rear garden. The room serves as an additional seating area, has timber panelling to the walls and a wall light point.

Ground Floor Shower Room 8' 11" x 5' 11" (2.72m x 1.80m)

The shower room has an opaque window to the rear elevation and is fitted with a walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. The shower room has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a heated towel rail.

First Floor Landing

As mentioned, the staircase rises from the reception hallway to the first floor landing which has a window to the front elevation, doors into all three double bedrooms, a ceiling light point and a radiator. Access to the loft space is obtained from here. The airing cupboard is located on the landing.

Bedroom One 13' 6" x 10' 7" (4.11m x 3.22m)

An excellent sized double bedroom having a window to the front elevation and a ceiling light point.

Bedroom Two 12' 8" x 9' 5" (3.86m x 2.87m) (plus door recess)

A further good sized double bedroom with a window to the rear overlooking the garden. This bedroom has a useful fitted storage cupboard and a ceiling light point.

Bedroom Three 11' 11" x 8' 11" (3.63m x 2.72m)

A further double bedroom with a window to the rear overlooking the garden, a useful fitted storage cupboard and a ceiling light point.

Outhouse 6' 3" x 5' 11" (1.90m x 1.80m)

The outhouse has an opaque window to the rear and provides a useful storage facility.

Outside

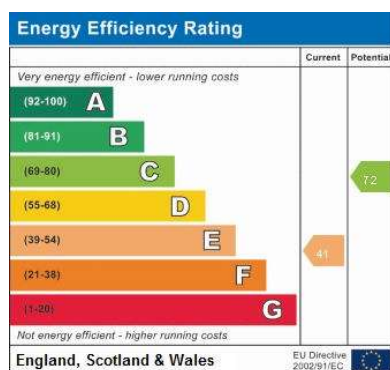
To the front of the property is an immaculately maintained and hard landscaped garden with gated access and a footpath leading to the front door. To the side a gated passageway leads down to the rear garden.

Rear Garden

The rear garden is fully enclosed and comprises a well maintained and shaped lawn edged with borders and rockeries containing a number of mature shrubs and plants. The large timber summerhouse and garden shed are included within the sale.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

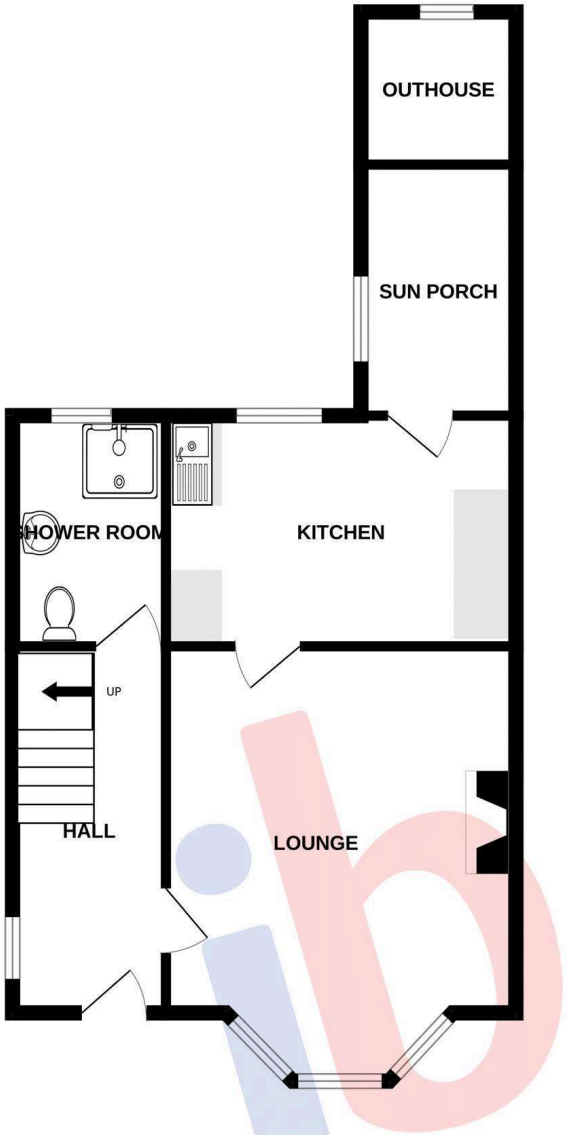
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans

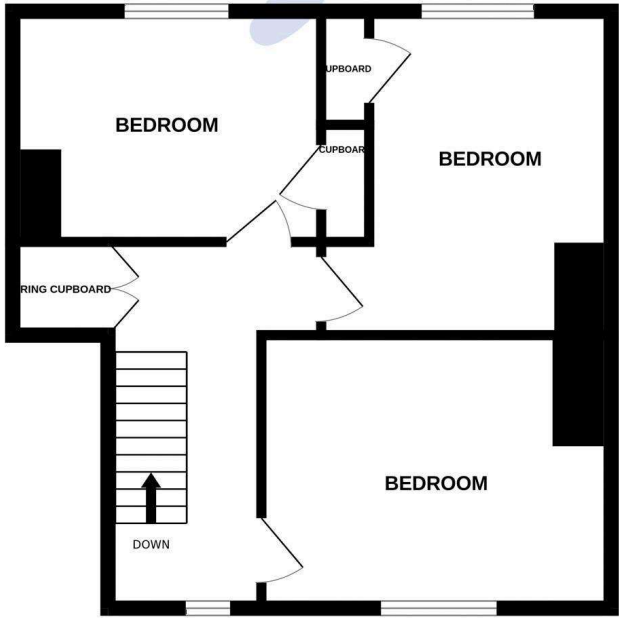
GROUND FLOOR

552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR

474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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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