

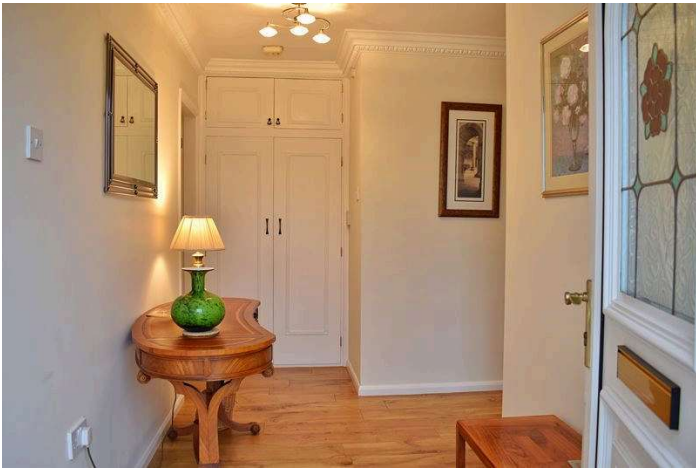
## Little Orchard, Winthorpe NG24 2NP



A very spacious three bedroom detached residence situated on a wonderful plot in the Conservation area of this sought after village location. The accommodation includes a dining kitchen, two lounges, dining room, conservatory, bathroom and en-suite. There is ample off road parking to the front, and a delightful rear garden. The property is double glazed and has gas central heating. **The loft space within this bungalow is vast and, subject to the appropriate planning consents, would present an excellent opportunity to extend the accommodation if required.**

**£449,950**













### Situation and Amenities

The very popular village of Winthorpe lies around 4 miles from the market town of Newark on Trent with its fast rail link to London Kings Cross (approximately 80 minutes). Newark has an excellent range of shops and facilities whilst also having excellent commuting north and south via the A1. There are good rail and road links to Lincoln and Nottingham. Winthorpe village itself boasts amenities including a very well respected primary school, a community centre and a public house.

### Accommodation

Upon entering the front door, this leads into:

#### Reception Hallway

This spacious hallway is 'L' shaped in design and provides access into the bedroom accommodation, the lounge, dining room and the bathroom. This wonderful hallway has a large fitted storage cupboard, moulded cornice, two ceiling light points and a radiator.

#### Dining Kitchen 20' 6" x 11' 11" (6.24m x 3.63m) (at widest points)

This superb sized dining kitchen has triple aspect windows to the front and either side, and is accessed from the dining room. A further door leads out to the side of the property giving access to the driveway and garden. The kitchen is fitted with an excellent range of base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, five burner gas hob with extractor hood above, dishwasher and washing machine. The dining kitchen is of sufficient size to comfortably accommodate a dining table, and has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

#### Dining Room 12' 5" x 11' 11" (3.78m x 3.63m)

An excellent sized and well proportioned reception room with a large window to the side elevation. The dining room has a useful storage cupboard which also houses the tumble dryer. The room has moulded cornice, a ceiling light point and a radiator. The dining room is open plan to the second lounge.

#### Second Lounge 15' 11" x 11' 11" (4.85m x 3.63m)

This beautiful reception room is bright and airy, having a window to the side elevation and two sets of sliding French doors providing access out to and enjoying views of the wonderful garden. Lounge two has cornice to the ceiling, a ceiling light point and a radiator.

#### Lounge 14' 10" x 11' 11" (4.52m x 3.63m)

The lounge has a bow shaped window to the rear elevation enjoying views of the garden. The focal point of the room is the feature fireplace with electric fire inset. The lounge also has moulded cornice, a ceiling light point and a radiator. Whilst designed as a formal reception room, it is currently utilised and serves equally well as a large additional bedroom.

**Bedroom Three** 9' 11" x 6' 11" (3.02m x 2.11m) (excluding cupboards)

This room has a window to the front elevation, and a comprehensive range of cupboards which also house the hot water cylinder and the central heating boiler. This third bedroom is currently utilised as a study. The room has cornice to the ceiling, a ceiling light point and a radiator.

**Bedroom One** 15' 1" x 10' 11" (4.59m x 3.32m) (at widest points)

A great sized double bedroom with sliding patio doors to the rear providing access to the conservatory. This bedroom has an array of fitted bedroom furniture including wardrobes, overhead storage, dressing table, chest of drawers and bedside cabinets. The room has cornice to the ceiling, a ceiling light point and a radiator. Access to the loft space is obtained from here. A door leads into the en-suite shower room.

**En-suite Shower Room** 7' 8" x 6' 9" (2.34m x 2.06m)

The en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is a heated towel rail and electric underfloor heating.

**Conservatory** 11' 1" x 9' 3" (3.38m x 2.82m)

The conservatory is accessed from bedroom one and provides a most useful and versatile additional seating area. The conservatory is centrally heated making it ideal for all year round use, and is further enhanced with a solid wood floor. There are dual aspect windows, and a glazed door leading out to the patio and garden beyond.

**Bedroom Two** 11' 9" x 10' 8" (3.58m x 3.25m)

A further excellent sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

**Bathroom** 10' 1" x 5' 11" (3.07m x 1.80m)

The bathroom has two opaque windows to the front elevation and is fitted with a corner bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a separate walk-in shower cubicle with mains shower and curved shower screen. The bathroom is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also a heated towel rail and electric underfloor heating.

**Outside**

Little Orchard stands on a fabulous plot and to the front is a sizeable sweeping block paved driveway which provides off road parking for numerous vehicles and in turn runs down the side of the property where the carport is located. The front garden comprises a number of well maintained beds containing a vast array of mature shrubs, plants and trees. There is gated access around the side to the rear garden.

**Rear Garden**

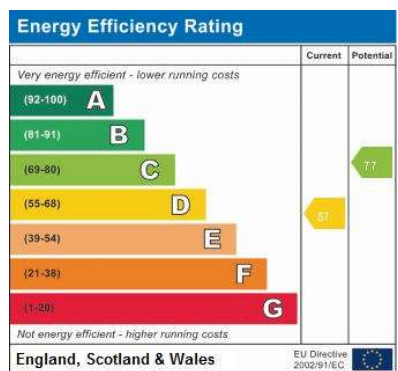
The fantastic sized rear garden enjoys a high degree of privacy and situated adjacent to the rear of the house is a patio area which provides an ideal outdoor seating and entertaining space. The remainder of the garden consists of a large lawn edged with well stocked borders containing a wide variety of mature shrubs, plants and trees. Also located within the rear garden is an ornamental fish pond. The two timber sheds are included within the sale.

**Agent's Note**

The loft space within this bungalow is vast and has a small window to one elevation. Subject to the appropriate planning consents this would present an excellent opportunity to increase the overall size of the accommodation.

**Council Tax**

The property is currently in Band E.



**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**

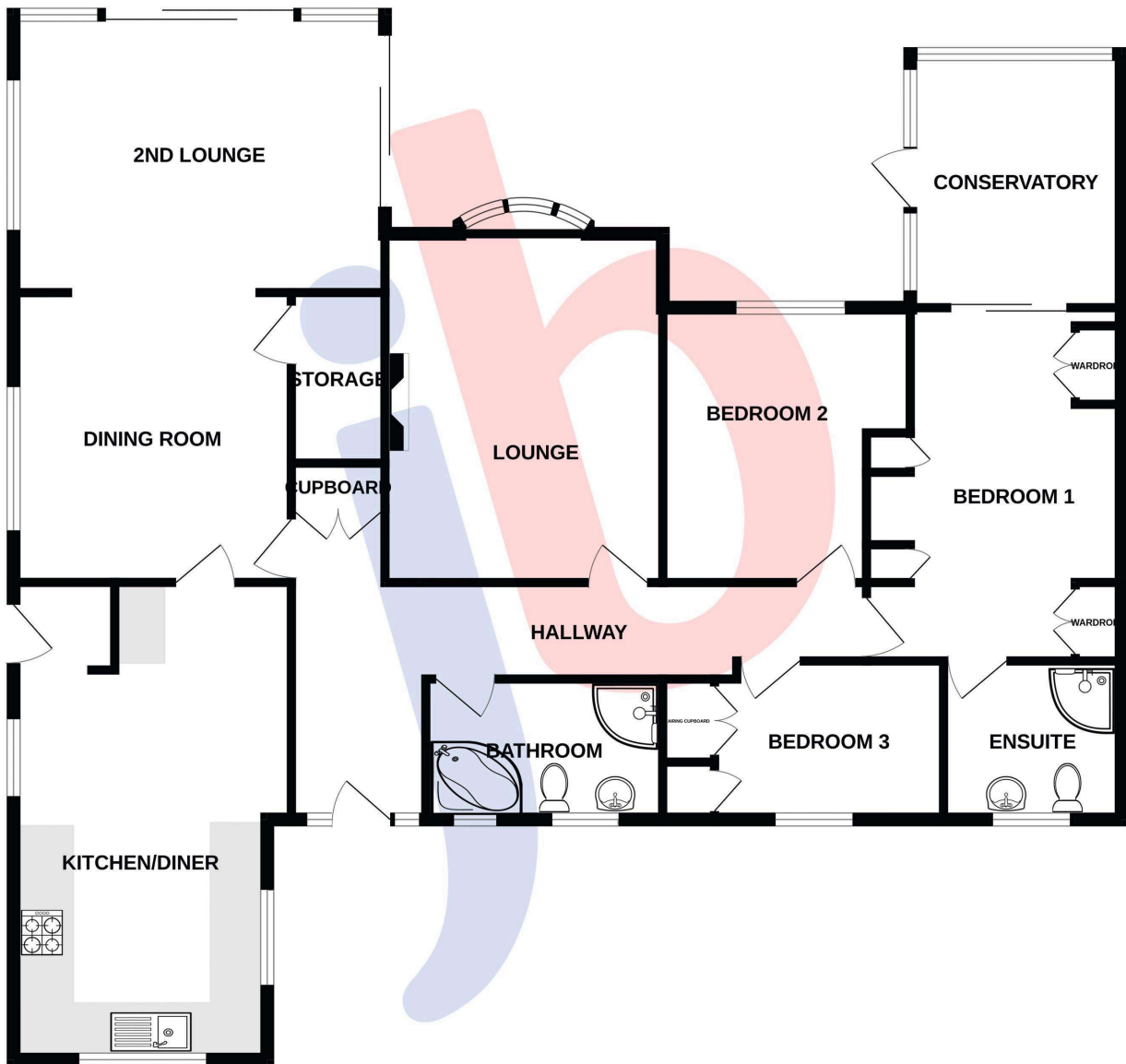
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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 are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006860 16 July 2024

GROUND FLOOR  
1486 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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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