

Jon Brambles

ESTATE AGENTS



Lynroe, Little Carlton NG23 6BY



GUIDE PRICE: £450,000 to £475,000. Lynroe is an extended and substantial five bedroom chalet style property which also has a SEPARATE HEATED SWIMMING POOL COMPLEX, and a Home Office building. This property has been the subject of considerable refurbishment and it should be noted that the project requires completion. Planning permission has been granted but building regulation certification is not complete. CASH BUYERS ONLY.

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Situation and Amenities

The rural village of Little Carlton is located approximately 3 miles from North Muskham, approximately 4.7 miles from Newark on Trent and approximately 8.5 miles from Southwell. North Muskham is a sought after village with an excellent primary school, pretty church and public house. Newark, Nottingham and Lincoln are within commuting distance and there is easy access to the A1 and the A46 dual carriageways. Fast trains are available from Newark Northgate station to London Kings Cross with a journey time from a little over an hour.

Accommodation

Upon entering the front door this leads into:

Entrance Hallway 15' 2" x 5' 7" (4.62m x 1.70m)

Kitchen/Lounge 21' 10" x 16' 3" (6.65m x 4.95m)

Dining Room 14' 9" x 8' 8" (4.49m x 2.64m)

Bedroom Three/Annexe 14' 10" x 12' 3" (4.52m x 3.73m)

Shower Room 7' 11" x 4' 11" (2.41m x 1.50m)

Bedroom Four 11' 11" x 11' 4" (3.63m x 3.45m)

Bedroom Five 11' 3" x 9' 11" (3.43m x 3.02m)

Bathroom 6' 10" x 6' 7" (2.08m x 2.01m)

Bedroom Two 14' 3" x 12' 3" (4.34m x 3.73m)

Bedroom One 17' 6" x 14' 9" (5.33m x 4.49m)

Dressing Room (Unfinished) 16' 6" x 11' 6" (5.03m x 3.50m)

SWIMMING POOL 39' 4" x 13' 1" (11.98m x 3.98m)

Home Office 20' 0" x 8' 0" (6.09m x 2.44m)

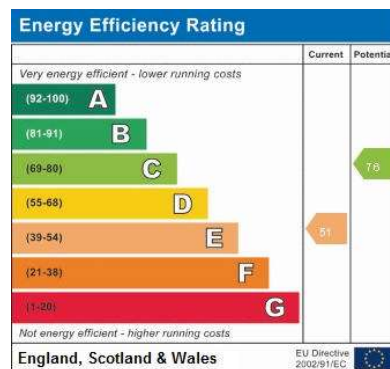
Carport 18' 6" x 16' 11" (5.63m x 5.15m)

Services

Mains water, electricity and drainage are connected. Oil fired central heating is installed. The pool complex is heated via an air source pump.

Council Tax

The property is currently in Band C.



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

GROUND FLOOR
2745 sq.ft. (255.0 sq.m.) approx.

1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 3401 sq.ft. (316.0 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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