

# Jon Brambles

ESTATE AGENTS



## Toad Lane, Elston NG23 5NS



A deceptively spacious three bedroom semi detached family home situated on an excellent sized plot in this highly desirable village location. In addition to the three bedrooms, there is a good sized lounge, a large dining kitchen, utility room, ground floor WC and first floor shower room. The property is double glazed and has gas central heating. Viewing is essential to appreciate the size and location of this delightful home.

**£250,000**

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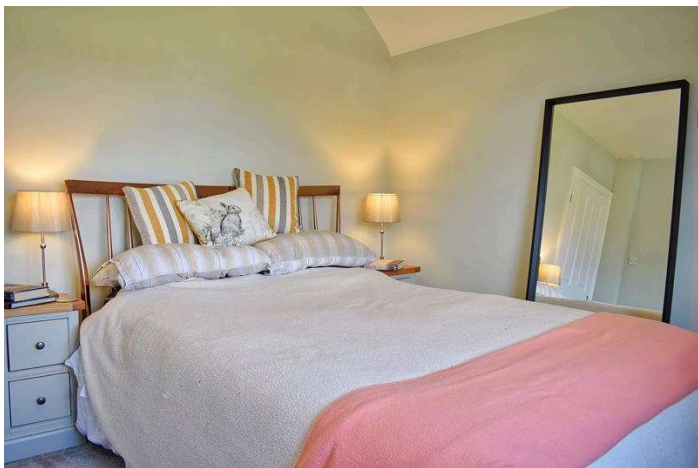
01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ













### **Situation and Amenities**

Elston is a favoured rural village with a thriving community and amenities including a pub, community centre, shop and church. The village also has a highly regarded primary school. Elston is situated just to the south of the market town of Newark which has an excellent range of services and amenities. There is a direct line rail connection to London Kings Cross from Newark train station which takes from a little over an hour.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Spacious Reception Hallway**

The reception hallway has a dogleg staircase rising to the first floor, and provides access to the lounge and the dining kitchen. The hallway has a tiled floor, recessed ceiling spotlights and a radiator. The airing cupboard is located here.

#### **Lounge 17' 5" x 12' 8" (5.30m x 3.86m)**

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations making it particularly bright and airy. The lounge has a feature ornamental fireplace (with gas connection point), both wall and ceiling light points and two radiators.



### Dining Kitchen 14' 0" x 9' 11" (4.26m x 3.02m)

This good sized dining kitchen has a window to the rear elevation and is of sufficient size to comfortably a large dining table. 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 one and a half bowl sink, an integrated oven with gas hob and extractor hood above, and space for a vertical fridge/freezer. The room has a tiled floor, recessed ceiling spotlights and a radiator. A door leads through to the rear hallway.

### Rear Hallway

The rear hallway provides access to the ground floor WC and the utility room. There is also a door leading out to the side of the property and onto the rear garden.

### Utility Room 8' 10" x 7' 2" (2.69m x 2.18m)

The utility room provides a most useful and versatile storage space and has two windows to the front elevation and space and plumbing for a washing machine. The central heating boiler is located here.

### Ground Floor WC

This room has a high level opaque window to the side and is fitted with a WC. There is a ceiling light point, an extractor fan and a radiator.

### First Floor Landing

The dogleg staircase rises from the reception hallway to the spacious first floor landing which has a window to the front elevation and doors into the three bedrooms and the shower room. The landing has recessed ceiling spotlights and wall light points. Access to the loft space is obtained from here.

### Bedroom One 12' 10" x 9' 11" (3.91m x 3.02m)

An excellent sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator. The bedroom has a fitted wardrobe to one side of the chimney breast, and within the chimney breast is an ornamental fireplace (non working).

### Bedroom Two 11' 0" x 9' 11" (3.35m x 3.02m)

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

### Bedroom Three 10' 5" x 7' 2" (3.17m x 2.18m)

Bedroom three has a window to the front elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a home office/study.

### Shower Room 7' 0" x 5' 5" (2.13m x 1.65m)

The very well appointed shower room has an opaque window to the front and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, contemporary vanity unit with wash hand basin inset and storage beneath, and WC. The room is complemented with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

### Outside

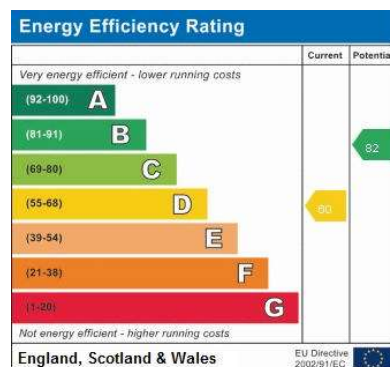
This family home stands on a delightful plot and to the front is a lawned garden edged with hedgerow, adjacent to which the footpath leads to the front door and continues down the side of the property to the rear garden.

### Rear Garden

The rear garden is a particular feature of this home, being of an excellent size and laid predominantly to lawn. There is a patio area adjacent to the rear of the house. The timber garden shed and adjoining greenhouse are both 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

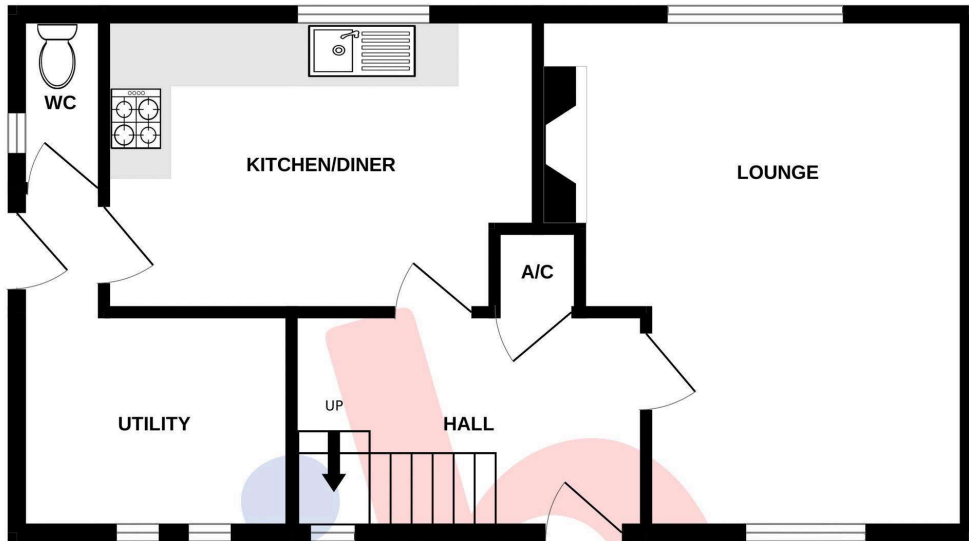
**Possession/Tenure**

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

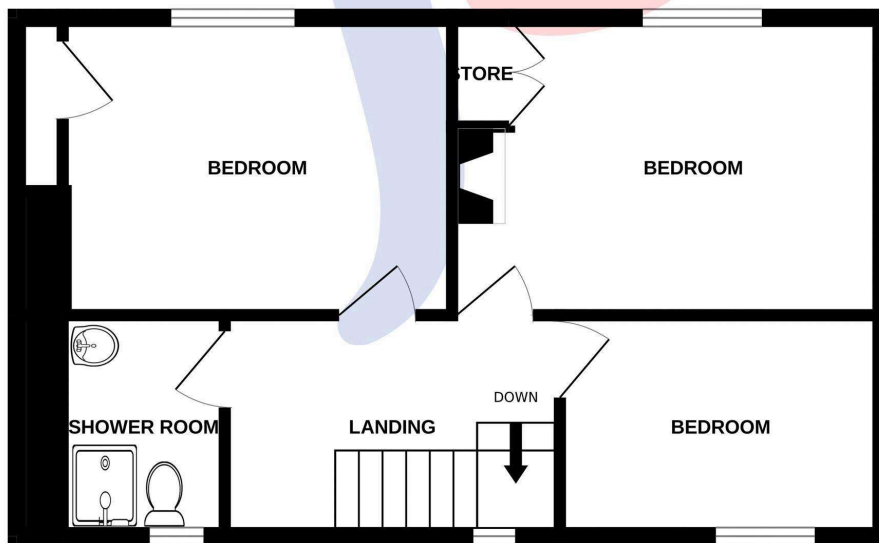
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly 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 are for illustration purposes only, are not to scale, and should not be

**GROUND FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**1ST FLOOR**  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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