

Hemplands Lane, Sutton on Trent



A truly unique and very substantial property situated within this sought after village location. The accommodation extends to approximately 1,980 sq ft (including garage), is very versatile and comprises three/four bedrooms, one/two reception rooms, a large kitchen, utility, conservatory, bathroom and a wet room. There is ample off road parking, a garage and delightful gardens. The property is double glazed, has oil fired central heating and is available for purchase with NO CHAIN. Early viewing is essential.

£425,000







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 property is in the catchment area for Tuxford Academy. 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 for the A1.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The impressive reception hallway provides access to the majority of rooms and has a large built-in storage cupboard. The airing cupboard is also located within the hallway as is access to the loft space. The hallway has wall light points and three radiators.

Lounge 17' 7" x 13' 0" (5.36m x 3.96m)

This superb reception room has a bow shaped window to the front elevation and a further window to the side. The focal point of the lounge is the open fireplace. The room also has moulded cornice to the ceiling, both wall and ceiling light points and two radiators.

Sitting Room/Dining Room 18' 11" x 13' 0" (5.76m x 3.96m)

A further very good sized reception room having high level windows looking into the inner hallway, and patio doors leading out to the courtyard and garden beyond. A further door leads through to the kitchen. This room would serve equally well as a formal dining room or additional reception room and has both wall and ceiling light points and two radiators.

Kitchen 16' 3" x 13' 0" (4.95m x 3.96m)

The kitchen has a window to the rear elevation overlooking the courtyard and garden, and is fitted with an excellent range of high quality wooden base and wall units complemented with granite work surfaces. There is a one and a half bowl sink and integrated appliances include an eye level double oven, induction hob with extractor hood above, dishwasher and full height fridge. In addition there is a central island which incorporates a large breakfast bar. The kitchen is complemented with a ceramic tiled floor and recessed ceiling spotlights, and also has cornice to the ceiling and a radiator. A door provides access to the utility room.

Utility Room

The utility room is split in design and the first element has a series of useful built-in storage cupboards. From here a door leads into the second element which has a base unit with stainless steel sink and space and plumbing for a washing machine. Each of these rooms has a ceramic tiled floor, a ceiling light point and a radiator. A door leads through to the conservatory.

Conservatory 16' 11" x 13' 4" (5.15m x 4.06m) (at widest points)

This large 'P' shaped conservatory is of dwarf brick wall construction with a upvc frame. There are both wall and ceiling light points and a wall mounted combined heat and air conditioning unit. French doors provide access into the rear garden and a further glazed door leads out to the side of the property.

Bedroom One 14' 8" x 13' 0" (4.47m x 3.96m) (including wardrobe recess)

An excellent sized double bedroom with a window to the front elevation. The bedroom has a vanity unit with wash hand basin inset and storage beneath, a shaver socket, cornice to the ceiling, both wall and ceiling light points and a radiator.

Bedroom Two 13' 0" x 11' 0" (3.96m x 3.35m)

A double bedroom having a high level window to the rear elevation and a glazed door leading out into the courtyard and garden. This bedroom has a small en-suite comprising a pedestal wash hand basin and WC. The room also has cornice to the ceiling, both wall and ceiling light points and a radiator.

Bedroom Three 10' 8" x 9' 8" (3.25m x 2.94m)

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

Bathroom 9' 8" x 8' 7" (2.94m x 2.61m)

The bathroom has an opaque window to the side elevation and is fitted with a coloured suite comprising a corner bath, twin wash hand basins set in a large vanity unit with storage beneath, and a walk-in shower cubicle with mains shower. The bathroom has both wall and ceiling light points and a radiator.

Wet Room 8' 7" x 6' 3" (2.61m x 1.90m)

The wet room has an opaque window to the side, drainage in the floor and is fitted with a mains shower, pedestal wash hand basin and WC. The room has ceramic tiled walls, ceiling light points, a heated towel rail and a radiator. A door leads out to the side of the property.

Outside

This fabulous bungalow sits on a wonderful plot and to the front is a sweeping driveway which provides off road parking for numerous vehicles and in turn leads to the garage and front door. The front garden is laid primarily to lawn and is bounded by mature hedgerow. There is gated access down the side and around to the rear via the conservatory.

Garage 19' 2" x 13' 10" (5.84m x 4.21m)

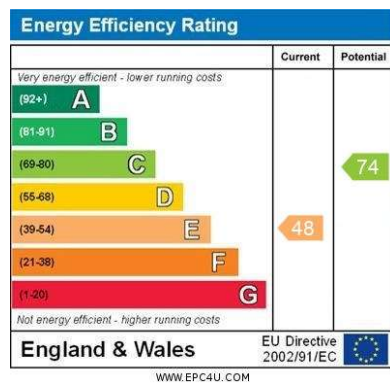
The garage has an electrically operated up and over door to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting. The central heating boiler is located here.

Rear Garden

The rear garden is fully enclosed and comprises a shaped lawn edged with borders containing mature shrubs and plants. There is a sizeable Indian sandstone patio that sits centrally in the garden which enjoys a high degree of privacy and is ideal for outdoor seating and entertaining. The timber garden shed is included within the sale.

Council Tax

The property is 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

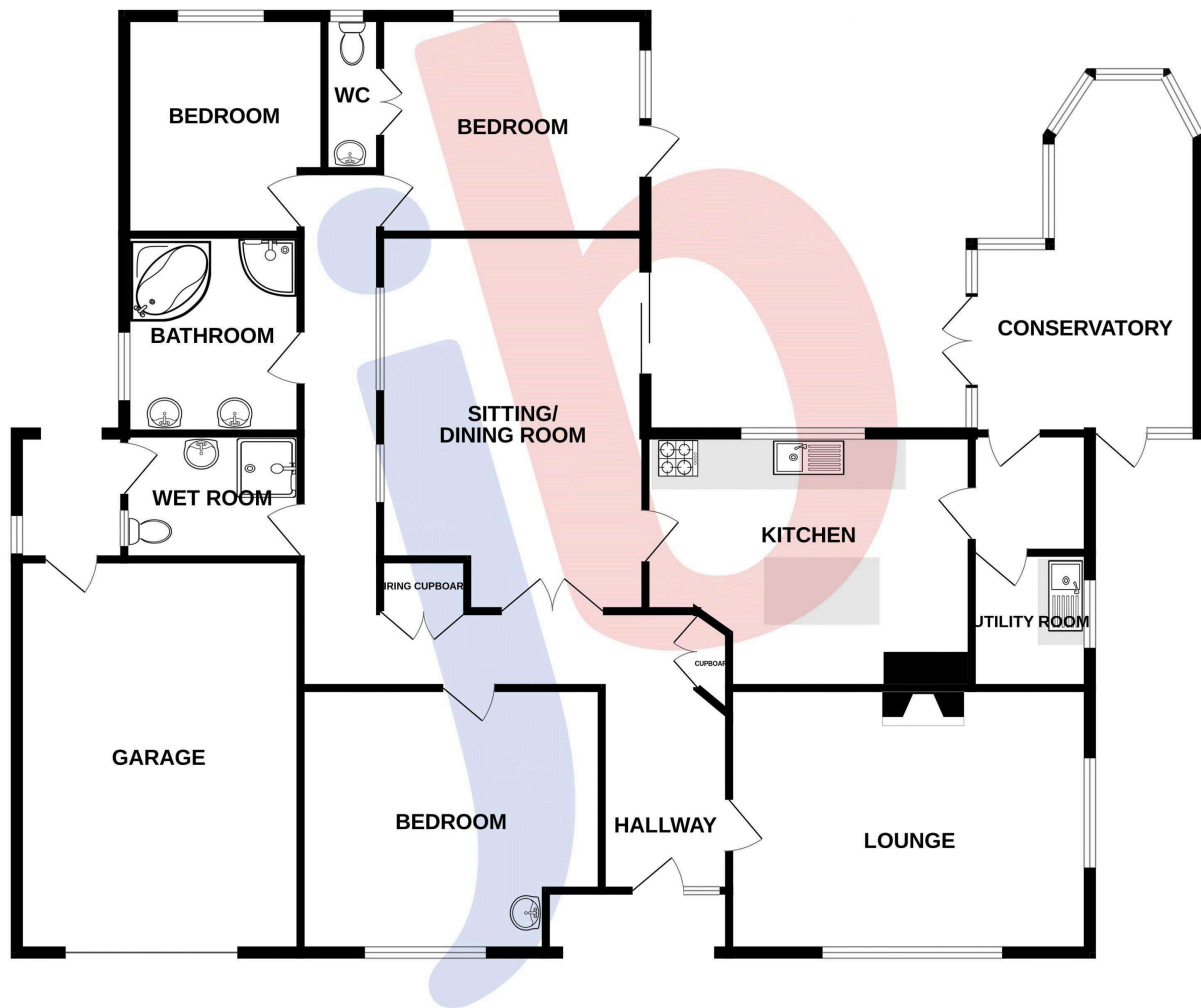
Newark & Sherwood District Council, Notts, 01636 650000

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 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. 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. 00006434 30 August 2025

GROUND FLOOR
1982 sq.ft. (184.1 sq.m.) approx.



TOTAL FLOOR AREA: 1982 sq.ft. (184.1 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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