

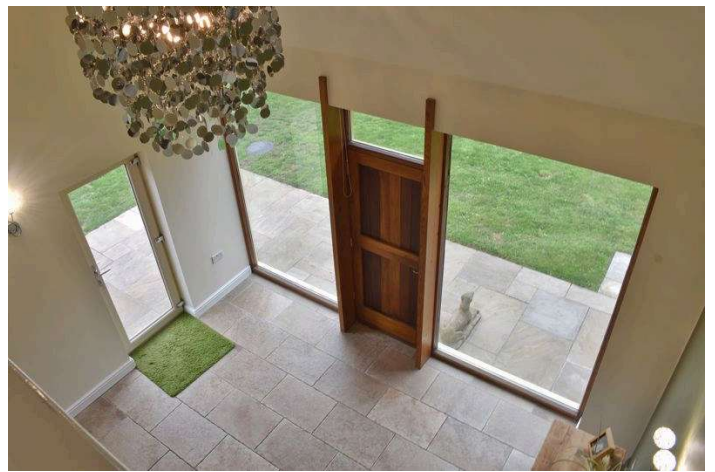
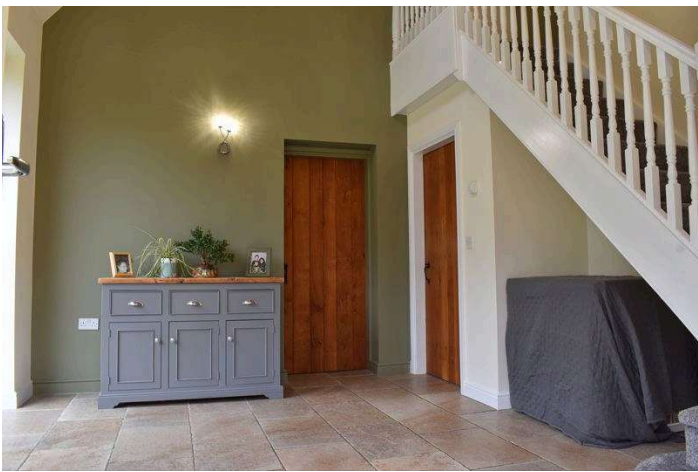
Lindens Farm, Sutton on Trent



Linden Farm is a truly unique and very impressive bespoke residence (approximately 2,800 sq ft) situated on the edge of this popular village location. This individually designed home comprises four/five bedrooms, three/four reception rooms, breakfast kitchen, shower room, bathroom and en-suite. The property has a fine blend of contemporary and traditional features, is beautifully presented throughout and stands on a wonderful private plot. Early viewing is essential.

£600,000









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 one is immediately struck by the impressive nature of this family home.

Reception Hallway

This spacious reception hallway has a double height vaulted ceiling, glazed panels to the front elevation and a glazed door to the side. The hallway has one of the staircases rising to the first floor, and doors providing access to the lounge and dining kitchen. The hallway has both wall and ceiling light points, and a ceramic tiled floor which flows throughout the majority of the ground floor.

Lounge/Diner 26' 8" x 12' 0" (8.12m x 3.65m)

This exceptionally large reception room has double aspect windows to the front and side elevations, and openings through to the garden room and kitchen. The lounge/diner has two ceiling light points, three radiators and the same flooring flowing through from the hallway.

Breakfast Kitchen 18' 11" x 14' 5" (5.76m x 4.39m)

This impressive kitchen has a window to the side elevation, a door into the rear hallway and glazed French doors leading out to the garden. There are also openings through to the lounge/diner and the garden room. The kitchen is fitted with an excellent range of hand made bespoke units complemented with solid wood work surfaces and matching splash backs. There is a twin ceramic sink, space for a free standing Range cooker with extractor hood above, and space and plumbing for a dishwasher. The central island incorporates further storage and a breakfast bar. The room has recessed ceiling spotlights and the same ceramic tiled floor.

Garden Room 11' 7" x 7' 3" (3.53m x 2.21m)

This very impressive and versatile space has a pitched glazed roof, and dual aspect windows and doors opening to the inner courtyard. The garden room has the same ceramic tiled floor, wall light points and a radiator.

Rear Hallway

The rear hallway has windows, and a glazed door leading out to the courtyard. From here access is provided to the utility room, ground floor shower room, bedroom four and the formal lounge. The hallway has the same ceramic tiled floor and recessed ceiling spotlights.

Utility Room 7' 3" x 7' 2" (2.21m x 2.18m)

The utility room has a small window to the side elevation and is fitted with a base unit and shelving, beneath this is space and plumbing for both a washing machine and tumble dryer. The central heating boiler is located here. The utility room has the same ceramic tiled floor.

Ground Floor Shower Room 8' 4" x 7' 0" (2.54m x 2.13m) (at widest points)

This well appointed shower room is 'L' shaped in design and has an opaque window to the side elevation. Fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has mermaid board, recessed ceiling spotlights and a radiator.

Bedroom Four 17' 8" x 8' 0" (5.38m x 2.44m) (plus door recess)

This large ground floor bedroom has dual aspect windows to the rear and side elevations, a ceiling light point and a radiator.

Formal Lounge 24' 4" x 17' 6" (7.41m x 5.33m)

This splendid reception room has full height glazed windows looking through to the courtyard and a further window to the rear. From here the second staircase rises to the first floor providing access to bedrooms three and five. The lounge has two ceiling light points and two radiators.

First Floor Landing

The property has two staircases, one located to the front and one to the rear. Bedrooms one and two and the family bathroom are accessed from the principle reception hallway. This landing has two ceiling light points and a radiator. Access to the roof space is obtained from here.

Bedroom One 14' 6" x 13' 3" (4.42m x 4.04m)

An excellent sized double bedroom having dual aspect windows to either side, a ceiling light point and a radiator. A door leads to the en-suite shower room.

En-suite Shower Room 9' 9" x 5' 2" (2.97m x 1.57m)

The well appointed and recently fitted en-suite has an opaque window to the side, a double width shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The room has mermaid board, recessed ceiling spotlights and a heated towel rail.

Bedroom Two 14' 1" x 12' 1" (4.29m x 3.68m)

A further great sized double bedroom with dual aspect windows to the front and side elevations, a ceiling light point and a radiator.

Family Bathroom 12' 9" x 8' 5" (3.88m x 2.56m)

This superb family bathroom has recently been remodelled and has two windows to the rear elevation. The room has a contemporary double ended bath with shower mixer tap attachment, a traditional vanity unit with two sinks and storage beneath, and a WC. The bathroom is enhanced with part panelling to the walls and recessed ceiling spotlights.

Second Landing

Located to the rear of the property and accessed from the formal lounge, the second staircase leads to bedrooms three and five/dressing room.

Bedroom Three 20' 4" x 10' 7" (6.19m x 3.22m)

A delightful double bedroom with a window to the side elevation and two Velux skylight windows to the front. The bedroom has a hipped roof and plenty of storage within the eaves. There is a ceiling light point and a radiator.

Bedroom Five/Dressing Room 10' 6" x 8' 3" (3.20m x 2.51m)

This room has a hipped roof with storage within the eaves, and a window to the side elevation. Currently used as a dressing room but would serve equally well as a single bedroom if required.

Outside

The property is accessed via twin electrically operated wooden gates which lead onto a substantial gravelled driveway running the full length of the property and providing ample off road parking. This family home enjoys a high degree of privacy and has gardens on all sides. The gardens are principally laid to lawn and contain a number of mature trees and shrubs. An Indian sandstone footpath leads all around the property and there are two distinctive outdoor seating and entertaining areas.

Services

The property is double glazed and has oil fired central heating.

Council Tax

The property is in Band F.

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. 00007520 20 October

