

## North Road, Sutton on Trent NG23 6PL



A substantial and extended four bedroom detached bungalow situated on a sizeable plot of more than 1/2 acre. In addition to the four bedrooms, the property has two excellent sized reception rooms, a large dining kitchen and a shower room. There is ample off road parking, a small paddock to the rear and a large garage/workshop. Double glazing and oil fired central heating are installed. The property would potentially benefit from some cosmetic updating and is available for purchase with NO CHAIN.

**£375,000**













### **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. We believe that Sutton on Trent falls into the catchment area for the highly regarded Tuxford Comprehensive School which has an outstanding OFSTED report (interested clients should verify this information for themselves). 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:

#### **Entrance Porch**

From here a further glazed door leads into the spacious reception hallway.

#### **Reception Hallway**

The reception hallway provides access to both reception rooms, the dining kitchen, shower room, bedrooms and inner hallway. The hallway has a ceiling light point and a radiator. Access to the roof space is obtained from here.

**Lounge 15' 10" x 13' 3" (4.82m x 4.04m)**

This excellent sized and well proportioned reception room has dual aspect windows to the front and side elevations making the room particularly bright and airy. The lounge has a fireplace (non working), a ceiling light point and a radiator.

**Dining Room 12' 11" x 11' 11" (3.93m x 3.63m)**

A further excellent sized and very well proportioned reception room with a window to the front elevation. Whilst currently used as a dining room, it would serve equally well as a second sitting room if required. The room has a ceiling light point and a radiator.

**Shower Room 7' 1" x 6' 9" (2.16m x 2.06m)**

The shower room has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with ceramic floor and wall tiling, together with mermaid board around the shower cubicle. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

**Kitchen/Diner 22' 10" x 11' 4" (6.95m x 3.45m)**

The kitchen/diner is formed within the extended part of the bungalow, and has a window to the side elevation and glazed French doors providing access out to the driveway. A further door leads through to the utility room. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and a combination of matching and tiled splash backs. There is a stainless steel sink, an integrated eye level oven, and a gas hob with extractor hood above. In addition there is space and plumbing for a dishwasher. The kitchen/diner is of sufficient size to comfortably accommodate a large dining table, and has a ceramic tiled floor, three ceiling light points and a radiator.

**Utility Room 11' 7" x 4' 8" (3.53m x 1.42m)**

Having a window to the rear elevation and a further half glazed door leading out to the driveway. The utility room is fitted with power, light and plumbing for a washing machine. There is a ceramic tiled floor, a ceiling light point and a heated towel rail.

**Inner Hallway**

The inner hallway provides access to the bedroom accommodation and also has further access to the roof space.

**Bedroom One 11' 11" x 10' 5" (3.63m x 3.17m)**

An excellent sized double bedroom with a window to the rear elevation. This bedroom has a large fitted double wardrobe, a ceiling light point and a radiator.

**Bedroom Two 11' 10" x 8' 10" (3.60m x 2.69m) (including wardrobes)**

A further double bedroom with a window to the rear elevation. This bedroom also has a large fitted wardrobe with sliding doors, a ceiling light point and a radiator.

**Bedroom Three 11' 10" x 9' 11" (3.60m x 3.02m) (including wardrobes)**

Bedroom three is also a double and has a window to the front elevation, a large fitted wardrobe with sliding doors, a ceiling light point and a radiator.

**Bedroom Four 8' 8" x 7' 9" (2.64m x 2.36m)**

A good sized fourth bedroom having a window to the side elevation, a ceiling light point and a radiator.

**Outside**

One of the main features of this home is the large plot within which it stands. To the front is a lawned garden, adjacent to which is the driveway providing off road parking for numerous vehicles and continues around to the rear of the property.

**Rear of the Property**

To the rear is a paddock (Agent's note, we are informed that a fence is soon to be erected to screen off the neighbouring property). Also situated at the rear of the bungalow is a large detached garage/workshop.

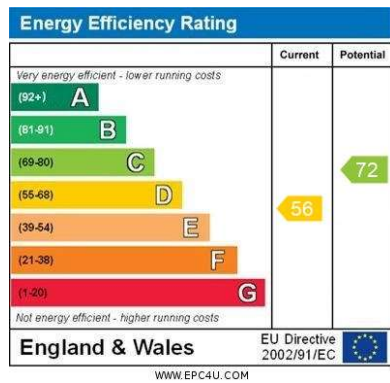
**Garage/Workshop 27' 6" x 20' 9" (8.38m x 6.32m)**

Having double doors to the side elevation, together with windows to the front, side and rear. There is also a personnel door to the front.

**Council Tax**

To be confirmed.





**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**

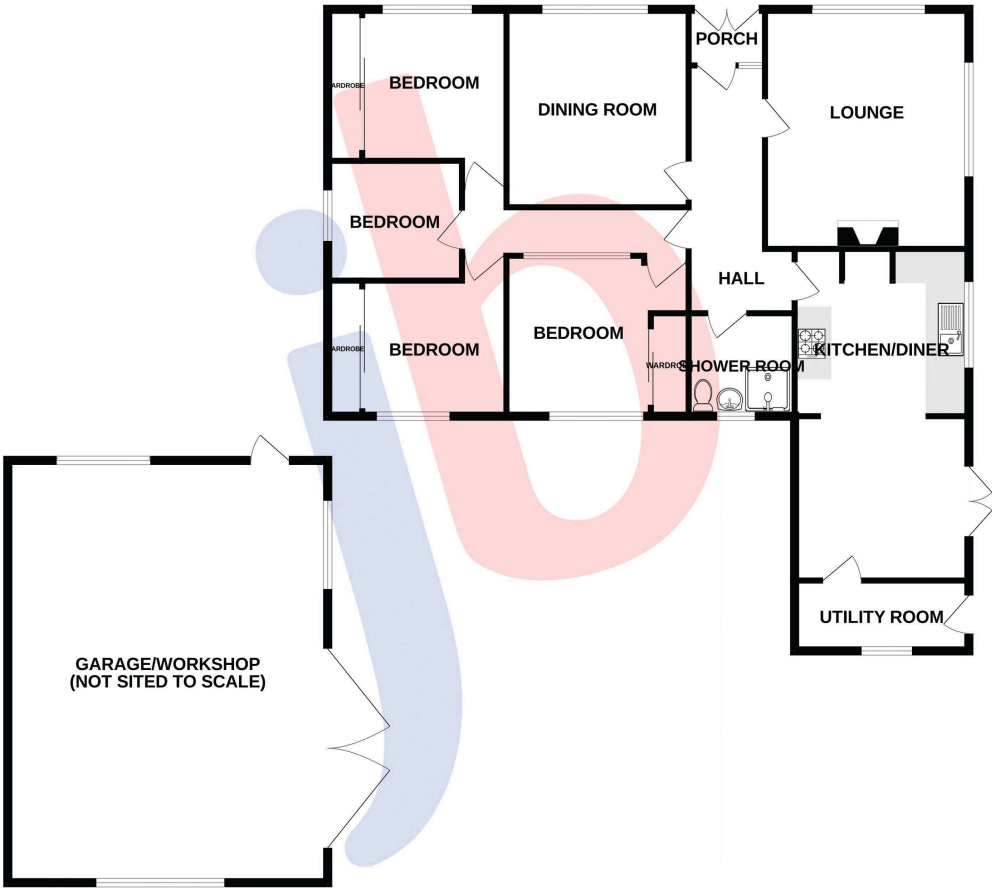
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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. 00007082 12 February 2025

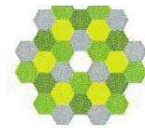
GROUND FLOOR  
1853 sq.ft. (172.1 sq.m.) approx.



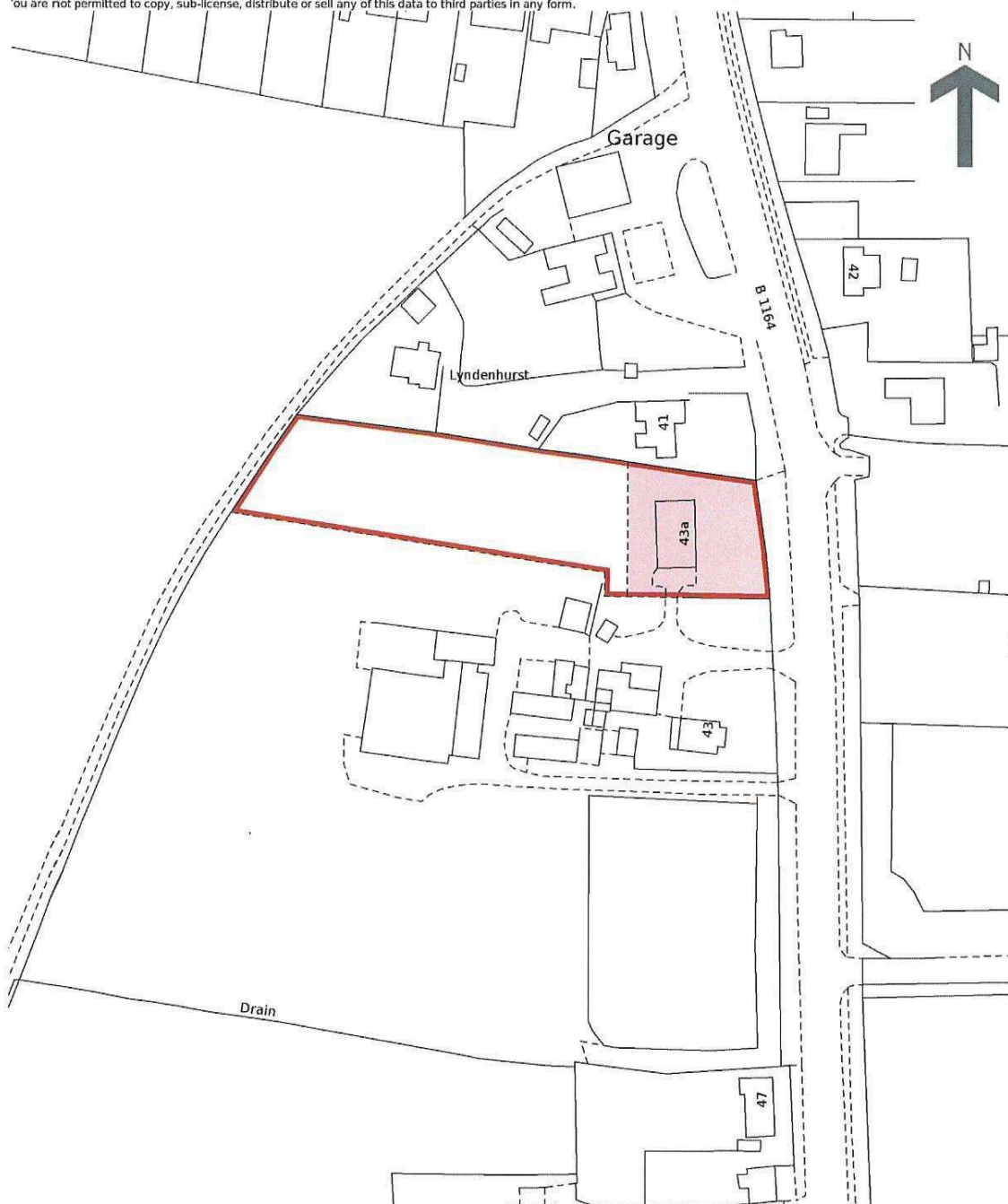
TOTAL FLOOR AREA : 1853 sq.ft. (172.1 sq.m.) approx.

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