



Ashwood Main Street
Norton Disney

MOUNT & MINSTER



A well positioned detached bungalow offering the opportunity to make it your own.

- Detached bungalow
 - Two bedrooms
 - En suite
 - Lounge
 - Dining room
 - Shower room
 - Kitchen
- Popular village location



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INTRODUCTION

Tucked away off a shared driveway this well positioned detached bungalow offers accommodation briefly comprising, entrance hall, living room, kitchen, dining room, bathroom, two double bedrooms, ensuite and utility. The property offers the opportunity to remodel if required and benefits from a stunning secluded garden to the rear with mature planted beds and Church views. To the front gated access leads to a driveway providing ample off road parking, the garden is primarily laid to lawn with planted beds and shrubs.

LOCATION

Norton Disney is a village in a peaceful setting in the heart of the countryside with accessibility to Newark and Lincoln, both of which provide an excellent range of shopping facilities and recreational amenities. The village itself has the Green Man pub and restaurant. The nearby villages of Bassingham and Collingham boast a raft of amenities including pubs, convenience stores, post office, doctor's surgery and primary school. For those commuting by road the A1/A17/A46 interchange is within a short driving distance as indeed are the stations of Collingham, Newark Northgate and Castle providing east coast, main line and regional services respectively.

ACCOMMODATION

Entrance hall

Carpet, radiator, ceiling light, storage cupboard.

Lounge

Carpet, radiator x 2 ,uPVC double glazed bay window to front, uPVC double glazed windows to both sides, wall lights and ceiling lights, stone fireplace with tiled hearth.

Kitchen

Lino flooring, range of wall and base units, roll top work surfaces over, integrated oven and hob with extractor over, tiled splashbacks, radiator, integrated fridge freezer, recessed ceiling lights, stainless steel sink and drainer, uPVC double glazed window to rear and side, uPVC double glazed pedestrian access door to side.

Dining room

Carpet, radiator, ceiling light, uPVC double glazed sliding patio doors to rear.

Shower room

Lino flooring, low level WC, pedestal wash hand basin, uPVC double glazed window to rear, shower cubicle with electric shower over, radiator, airing cupboard, ceiling light. tiled splashbacks.





Bedroom one

Carpet, radiator, ceiling light , uPVC double glazed window to front.

En suite

Lino flooring, radiator, low level WC, sink in vanity unit, extractor, tiled splashbacks, uPVC double glazed window to side, bath with electric shower over, recessed ceiling lights.

Bedroom two

Carpet, radiator, ceiling light, uPVC double glazed window to rear and side, uPVC double glazed French doors to rear.

Utility/potential En-suite

Lino flooring, uPVC double glazed window to side, radiator, wall and base unit with stainless steel sink and drainer, floor mounted oil boiler.

OUTSIDE

The property is approached via a graveled driveway which provides ample off road parking, The front garden is primarily laid to lawn with mature planted beds and shrubs.

The rear garden can be accessed either side of the property, and is primarily laid to lawn with mature planted beds and shrubs with a garden shed, and views of the Church beyond.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Band: C

North Kesteven District Council

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: TBC

SERVICES

All mains services available. Oil central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of June 2024.



ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Ground Floor

Approx. 99.5 sq. metres (1071.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.3 sq. feet)

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Ashwood, Main Street, Norton Disney

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