



**The Shires, North Road, Weston, Newark, NG23 6SY**



**welcome to**

**The Shires, North Road, Weston, Newark**

**\*\*GUIDE PRICE £365,000 - £385,000\*\*** This beautifully presented four bedroom detached bungalow offers spacious accommodation throughout and is ideally located in the sought after village of Weston with easy access to the A1.



### **Entrance Porch Entrance Hall**

Leading through the entrance porch uPVC door into the hallway with two walk in storage cupboards, one cupboard houses the oil fired boiler and the other is ideal with storage. Two loft hatch access with partial boarding and power.

### **Kitchen**

10' 5" x 16' ( 3.17m x 4.88m )

Spacious breakfast kitchen with a range of low and eye level units with part tiled walls and integrated oven, induction hob, stainless steel extractor, integrated fridge/freezer and under counter space for dishwasher. Double glazed window to the rear.

### **Utility Room**

5' 8" x 11' 2" ( 1.73m x 3.40m )

Leading off the kitchen there are a range of low and eye level units with part tiled walls, stainless steel sink, plumbing for washing machine, space for a fridge/freezer. uPVC door to the rear garden and door leading into the integral garage.

### **Living Room**

19' 2" max x 15' 11" ( 5.84m max x 4.85m )

Spacious living room with exposed brick fireplace with log burner, double glazed french doors leading out to the rear garden and two radiators.

### **Dining Room**

11' x 11' 4" ( 3.35m x 3.45m )

Double glazed window to the front and radiator.

### **Family Bathroom**

Modern fitted family bathroom with tiled floor and part tiled walls, heated towel rail, WC, wash hand basin with under counter vanity storage, walk in double shower cubicle with mixer tap and extractor.

### **Bedroom One**

11' 8" x 15' 11" ( 3.56m x 4.85m )

A fantastic double bedroom with a range of built in wardrobes, dressing table, chest of drawers, double glazed window to the rear and radiator.

### **En-Suite Bathroom**

An impressive fully tiled en-suite bathroom with WC, wash hand basin with under counter vanity storage, standalone curved bath, heated towel rail/radiator. Obscured window to the rear.

### **Bedroom Two**

11' 4" x 11' 5" max ( 3.45m x 3.48m max )

Double bedroom with double glazed window to the front and radiator.

### **Bedroom Three**

11' 5" x 10' 9" ( 3.48m x 3.28m )

Double bedroom with double glazed window to the front and radiator.

### **Bedroom Four**

9' 10" x 11' 5" ( 3.00m x 3.48m )

Double bedroom with double glazed window to the front and radiator. The current owner uses as a home office so this could be used for either.

### **Integral Garage**

Gaining access from the utility room the property benefits from an integral garage with up and oven door and obscured double glazed window to the side.

### **Outside**

#### **Front Garden**

Externally the property is accessed via a shared tarmac driveway and access to single garage and front porch. Benefiting from a low maintenance frontage with a low level timber fence and side access to the rear garden.

#### **Rear Garden**

The rear is mainly laid to lawn with graveled area and patio making it an ideal low maintenance garden. Mature planted borders, enclosed with timber fencing and walled to the rear.

### **Agents Note**

Please note the vendors retain a right of access over the main driveway, leading to the bungalow. They are responsible to contribute a proportion to any shared maintenance costs.



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## The Shires, North Road, Weston, Newark

- DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- BREAKFAST KITCHEN & UTILITY ROOM
- LIVING ROOM WITH LOG BURNER
- MASTER BEDROOM WITH EN-SUITE BATHROOM

Tenure: Freehold

EPC Rating: D

guide price

**£365,000**



Please note the marker reflects the postcode not the actual property

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