



**PORTFOLIO**  
from



william h brown

Bathley Lane, Little Carlton, Newark, NG23 6BY



# Bathley Lane, Little Carlton, Newark, NG23 6BY

We are pleased to offer this spacious detached family home located in the picturesque village of Little Carlton with fantastic links to the A1.



## Entrance Hall

Opening into a generously sized entrance hall with a part glazed front door with stairs rising to the first floor, radiator and two double glazed windows to the front.

## WC/Cloakroom

Leading off the entrance hall with WC and wash hand basin.

## Study

9' 4" x 10' 2" (2.84m x 3.10m)

Spacious study with double glazed window to the front and radiator.

## Living Room

17' 3" max x 24' (5.26m max x 7.32m)

Dual aspect 24ft living room with brick fireplace surround with log burner and three radiators. Double glazed French doors to the side, two double glazed windows to the side and another two double glazed windows to the rear.

## Dining Room

11' 9" x 13' 7" (3.58m x 4.14m)

A separate dining room with double glazed French doors to the rear and radiator.



## Reception Three

13' 9" x 13' 8" (4.19m x 4.17m)

A further reception room with fire surround with log burner and radiator. Double glazed French doors to the rear and double glazed window to the rear.

## Kitchen

12' 9" x 22' 2" (3.89m x 6.76m)

A range of low and eye level units with granite worktops, part tiled walls, electric hob, integrated dishwasher, space for fridge/freezer and large walk in pantry. The kitchen also benefits from a large central island with seating room for separate dining table. Double glazed window to the

front, two double glazed window to the side and a further two double glazed windows to the side and two radiators.

## Utility Room

6' 11" x 5' 3" (2.11m x 1.60m)

A range of low and eye level units with stainless steel sink and drainer, plumbing for washing machine, under counter space for tumble dryer, concealed oil fired boiler, radiator and double glazed door to the side.

## First Floor

### Landing

A sizeable first floor landing with double glazed window to the front, radiator, loft hatch access to partially boarded loft with light and fixed loft ladder and access to all four bedrooms and family bathroom.

### Bedroom One

11' 11" x 17' 11" (3.63m x 5.46m)

The entrance to the bedroom has custom fitted wardrobes and door to the en-suite opening out into the generous Double bedroom with sloped ceilings, double glazed window to the rear, two double glazed Velux windows and two radiators.

### En-Suite Bathroom

A modern three piece part tiled en-suite comprising of WC, wash hand basin, shower, heated towel rail and obscured double glazed window to the side.

### Bedroom Two

11' 5" max x 12' 4" (3.48m max x 3.76m)

Another DOUBLE bedroom with double glazed window to the rear and radiator.

### Bedroom Three

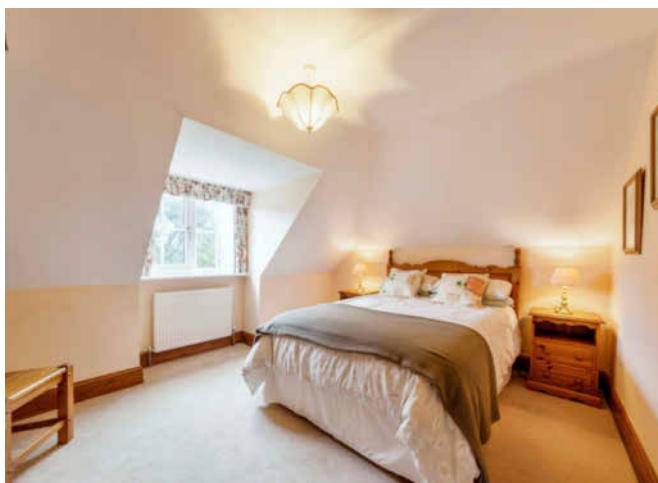
13' 4" x 12' 4" max (4.06m x 3.76m max)

A further DOUBLE bedroom. Built in shelved airing cupboard housing the water tank, double glazed window to the rear and radiator.

### Bedroom Four

11' 6" x 9' 5" (3.51m x 2.87m)

A good sized bedroom with double glazed window to the front and radiator.







### **Family Bathroom**

A four piece family bathroom with WC, wash hand basin, corner bath, separate shower cubicle, heated towel rail, storage cupboard and obscured double glazed window.

### **Outside**

#### **Front Garden**

The front of the property benefits from a large block paved driveway for multiple cars, two lawned areas, side gates to both sides of property, outside tap and a detached double garage.

#### **Rear Garden**

The rear of the property is enclosed, quiet and secluded mainly laid to lawn with mature shrubs, paved patio, summerhouse and additional outside tap.

#### **Double Garage**

Detached double garage with electric up and over doors, side door and window. Additionally there is boarded storage above.

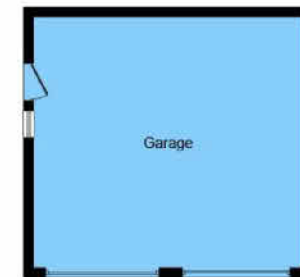




**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# welcome to

## Bathley Lane, Little Carlton, Newark, NG23 6BY

\*\* NO ONWARD CHAIN! \*\* William H Brown are pleased to offer this spacious detached family home located in the picturesque village of Little Carlton with fantastic links to the A1. The ground floor comprises of Entrance hall, WC/Cloakroom, Study, Living room, Dining room, 3rd Reception room, Kitchen and Utility room. The first floor comprises of Landing, Master bedroom with En-suite bathroom, Bedroom two, Bedroom three, Bedroom four and Family bathroom. Externally the property benefits from being situated on a large plot, overlooking the village playing field and farm land beyond. The front of the property offers a large block paved driveway and detached double garage. The rear of the property offers mainly laid to lawn with patio and summerhouse.

Offers in excess of

### £675,000

- LARGE DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- DRIVEWAY & DETACHED DOUBLE GARAGE

Tenure: Freehold

EPC Rating: Exempt



To find out more information or to arrange a viewing call

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