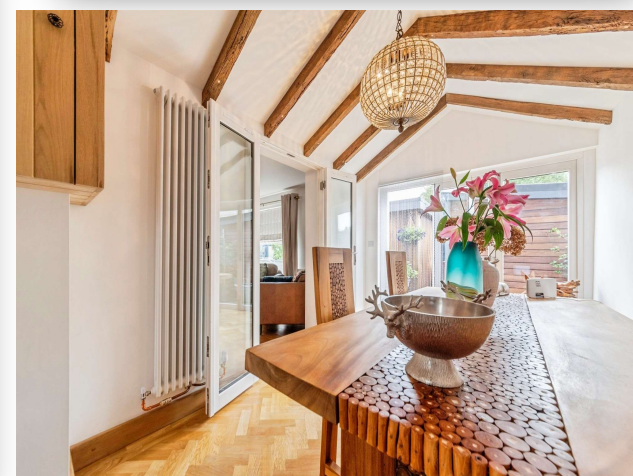




Old School House Brandon Road, Stubton Newark NG23 5BY

welcome to

Old School House Brandon Road, Stubton Newark

This wonderful three bedroom detached dorma bungalow is situated in the highly sought after village of Stubton, offering a beautiful outlook onto the Church. Briefly comprising of a kitchen, breakfast room, master bedroom with en-suite to the first floor, driveway and wrap around gardens.



Entrance Hall

A bright and welcoming entrance hall leading through a composite external door with two radiators, double glazed window to the front, sandstone tiled flooring and an oak staircase with exposed brick wall rising to the first floor.

Living Room

A beautifully presented dual aspect living room with complementary oak engineered flooring, two radiators, exposed brick feature fireplace with log burner and access into the dining room via a double glazed French doors. In addition there are two double glazed windows to the side and front elevations.

Dining Room

A separate dining room/reception room leading off the living room with Parquet flooring, vertical radiator, pitch roof with exposed decorative beams and Bi-fold doors opening out to the decked seating area ideal for entertaining. There is a further uPVC composite door leading out to the side courtyard with paved patio.

Breakfast Kitchen

A generous breakfast kitchen with an extensive range of low and eye level units with oak work surfaces with oak routed drainer, tiled splashbacks, two larder cupboards, inset Belfast sink, built in NEFF double oven, induction hob, extractor hood, integrated fridge, integrated dishwasher and integrated washing machine. In addition the kitchen offers ceramic tiled flooring throughout with a breakfast bar area, radiator and double glazed windows to the front and side elevations.

Bedroom Two

Leading off the entrance hall is this spacious DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the side.

Bedroom Three

A further bedroom leading off the ground floor entrance hall with carpeted flooring, radiator, built in storage cupboard and double glazed window to the rear.

Family Bathroom

A stunning family bathroom located on the ground floor with sandstone tiled flooring, WC, vanity unit with wash hand basin, white heated towel rail, extractor fan and shower with mains fed shower and aqua boarding.

First Floor

Master Bedroom

A sizeable master bedroom located on the first floor with carpeted flooring, anthracite grey radiator, built in storage cupboard with oak door housing the boiler, double glazed window to the front and exposed brick feature wall with light fitting above the oak staircase.

En-Suite

A real wow factor en-suite bathroom with wood-effect vinyl flooring, WC, floating vanity unit with wash hand basin and two integrated storage cupboards. The en-suite offers a large double shower with mains fed rainfall effect shower head with floor to ceiling marble effect aqua boarding with recessed shelving. There is also a black vertical radiator, shaver point and extractor fan.

Outside

Front Garden

The front of the property offers driveway suitable for multiple cars with wrap-around picket fenced boundary and a low-level access gate.

Rear Garden

The rear garden is accessed via a secure timber side gate which leads to a stunning garden with mainly laid to lawn with planted borders making it ideal for entertaining. An additional feature of the garden is a fantastic outdoor kitchenette with sloped roof, external lighting, power socket and provisional space for a stainless steel preparation area. There are also provisions for a hot tub and water feature.

Detached Home Office

A stunning detached home office with hardwood cladding and LED spotlights to the exterior which could be used for a variety of purposes. Offering wood-effect laminate flooring throughout, recessed ceiling spotlights, double glazed French doors with two full height double glazed panels and an extensive range of double power sockets and wall mounted electric heater.



view this property online williamhbrown.co.uk/Property/NWK106086

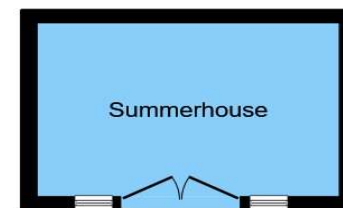




Ground Floor



First Floor



Outbuilding

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

welcome to

Old School House Brandon Road, Stubton Newark

- DETACHED DORMA BUNGALOW
- THREE BEDROOMS
- KITCHEN & BREAKFAST ROOM
- MASTER BEDROOM WITH EN-SUITE
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: F

Council Tax Band: B

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106086



Property Ref:
NWK106086 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk