



EASTON HOUSE, NEWTON ON TRENT
Price Guide £600,000

BROWN & CO

EASTON HOUSE, TRENT LANE, NEWTON ON TRENT, LN1 2BF

DESCRIPTION

With NO UPWARD CHAIN an immaculately presented and very good sized 3/4 bedroom detached bungalow on the edge of this small and favoured village location. The property benefits from a large dual aspect lounge dining room and a well appointed modern breakfast kitchen. In addition, the old attached double garage now consists of a large utility room plus an office but there has recently been constructed a detached double garage with footings to take a second storey. The property is set amidst well tendered and organised grounds of approximately 1.2 acres, subject to site survey, which includes formal gardens and paddocks. There is planning and footings in place for two stables and a storeroom. Ample parking and viewing is highly recommended. The property offers versatility for home office working, small pony, goats or sheep.

LOCATION

Newton on Trent is approximately 20 minutes south of Retford town centre which provides comprehensive shopping, leisure, recreational facilities and schooling. Lincoln city is approximately 20-25 minutes to the south which boasts the cathedral, riverside walks and other city amenities. Newton on Trent is surrounded by open countryside with the river trent being within comfortable distance which provides walks. Lincoln, Newark and Retford all provides mainline railway stations. There is good access to the A57 which links to the A1 and in turn links to the wider motorway network. Nottingham East Midlands is within 1 ½ hour distance.

ACCOMMODATION

COVERED ENTRANCE PORCH with lighting, brick pillar and access to the courtyard, obscure half glazed UPVC door into

ENTRANCE HALL with moulded skirtings, recessed lighting, half glazed door to

BREAKFAST KITCHEN 17'5" x 13'5" (5.34m x 4.12m) rear aspect double glazed window and obscure half glazed UPVC door. A well appointed and a good range of cream high gloss coloured base and wall mounted cupboard and drawer units with some glazed display cabinets. 1 ¼ stainless steel sink drainer unit, integrated dishwasher below, space and plumbing for washing machine, space for a range style cooker connected via LPG bottled gas with glass and stainless steel extractor canopy above, space for upright American style fridge freezer, ample working surfaces, ceramic tiled flooring, part tiled walls, under wall lighting to the cupboards, recessed downlighting, access to roof void, half glazed door to



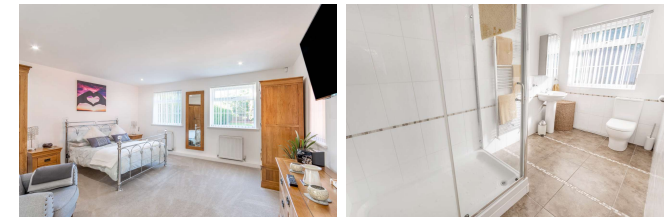
LOUNGE DINING ROOM 28'0" x 18'3" to 11'2" (8.54m x 5.58m to 3.41m)

Lounge Area two double glazed front aspect windows overlooking the courtyard. Recently installed LPG log burner and slightly raised hearth with tiled surround. Amtico flooring with moulded skirtings, TV and telephone points, recessed downlighting.

Dining Area double glazed window with views to the garden and grounds. Amtico flooring with moulded skirtings, TV and telephone points, recessed downlighting.



MASTER BEDROOM 15'8" x 13'4" (4.80m x 4.09m) with two front aspect double glazed windows to the garden and side aspect double glazed window overlooking the courtyard, recessed lighting, TV and telephone points, half glazed door to



EN SUITE SHOWER ROOM 11'10" x 5'9" (3.64m x 1.81m) side aspect obscure double glazed window, large walk in shower cubicle with glazed sliding doors, mains fed shower with handheld attachment, pedestal hand basin with mixer tap, low level wc, ceramic tiled flooring, half tiled walls, chrome towel rail radiator, recessed downlighting.

INNER HALLWAY with recessed downlighting, central heating thermostat.

BEDROOM TWO 14'4" x 12'6" (4.38m x 3.85m) side aspect double glazed window, recessed lighting, TV and telephone points, door to

EN SUITE BATHROOM 10'0" x 6'9" (3.09m x 2.10m) side aspect obscure double glazed window, three piece white suite with panel enclosed bath with mains fed shower with handheld attachment, vanity unit with inset sink with cupboards below and low level wc. Ceramic tiled floor, part tiled walls, recessed lighting.

BEDROOM THREE 14'5" x 10'5" (4.42m x 3.19m) side aspect double glazed window, wood effect laminate flooring, recessed lighting, access to roof void.

BEDROOM FOUR/SNUG 19'0" x 10'8" (5.83m x 3.28m) side aspect double glazed window, double glazed French doors leading into the formal garden. Feature sandstone fireplace with matching hearth and electric fitted fire, wood effect flooring, recessed lighting, TV and telephone points.



FAMILY SHOWER ROOM 10'2" x 6'9" (3.10m x 2.11m) with corner fitted shower cubicle with tiled walls, curved glazed screen, mains fed shower with handheld attachment. Pedestal hand basin with mixer tap, low level wc. A range of base and slimline cupboards with white high gloss with working surface above. Ceramic tiled flooring, part tiled walls, extractor and chrome towel rail radiator.

UTILITY ROOM 19'0" x 9'4" (5.80m x 2.85m) with obscure half glazed UPVC door to the courtyard. Access to eaves storage, wood skirtings, space and plumbing for washing machine and tumble

dryer with working surface above. A range of wall mounted cupboards. Step up and doorway into

OFFICE 19'0" x 9'4" (5.80m x 2.85m) side aspect wood framed double glazed window, TV and telephone points, built in boiler cupboard housing floor standing oil fired combination boiler.

OUTSIDE

From Trent Lane there are wrought iron double gates leading into block paved driveway which provides parking for several vehicles. The front garden is walled, fenced and hedged to all sides. There is a good area of lawn with some established box hedging. The driveway leads to brick built detached pitched roof **DOUBLE GARAGE 23'8" x 18'5" (7.25m x 5.65m)** with two electrically operated roller doors, power, lighting and some eaves storage. Two side aspect windows. The garage has pebbled bark surround. External water supply and lighting. Wrought iron gate leading to block paved courtyard which is walled and railed to all sides with lighting.

From the block paved drive are double wooden gates leading to the paddocks with grassed screened area with fencing. There is a raised bed, small greenhouse. The first being lawned has post and rail fencing, timber shed and two five bar gates leading to the inner paddock where plans and footings are in place for two stables and store. The paddocks are currently divided into four areas., separated by post and rail fencing. Additional timber shed with space at the side for additional storage. In addition to the paddocks is a formal garden which is accessed from the breakfast kitchen and snug/bedroom four. The formal garden is hedged and fenced to the sides which has a good area of sculptured lawn with barked and shrub beds and borders. Full width raised paved patio, external lighting and water supply. From the patio there is a wrought iron gate and walls leading into an additional enclosed courtyard accessed from the breakfast kitchen.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by West Lindsey Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in September 2022.



Ground Floor

Outbuildings

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
 No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
 CP Property Services @2022



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