

HoldenCopley

PREPARE TO BE MOVED

Newton Lane, Newton, Nottinghamshire NG13 8UW

£575,000

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SPACIOUS FAMILY HOME WITH NO UPWARD CHAIN...

This five-bedroom detached house is beautifully presented throughout and offers a modern, spacious layout that suits family living. It also comes to the market with no upward chain. The property sits in a well-regarded area close to a primary school, pubs and local shops. In the neighbouring village of East Bridgford, you'll find a wider range of amenities, including schools and colleges, while the traditional market town of Bingham offers further shops and leisure facilities. It's also ideal for commuters, with the A52 and A46 at Saxondale Island providing direct links to Newark, Grantham, Leicester and Lincoln. Inside, the ground floor begins with a welcoming entrance hall that leads through to a bright and generous living room with a large bay window. There is also a second reception room with double French doors opening to the rear garden. The contemporary kitchen diner forms the heart of the home, offering ample space, a breakfast bar and bifold doors that create a seamless connection to the garden. A utility room and a W/C complete the ground floor. Upstairs, there are four double bedrooms and a single bedroom. The two main bedrooms each benefit from their own stylish en-suite, while the family bathroom serves the remaining rooms. Outside, the front of the property features a driveway providing off-road parking with an EV charging point and access to the double garage, along with a lawned garden area. The rear garden is enclosed and includes a patio seating area, a lawn and a selection of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Contemporary Kitchen Diner
- Utility Room & Ground Floor W/C
- Two Stylish En-Suites & Family Bathroom
- Driveway & Double Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'8" max x 8'9" (4.19m max x 2.69m)
The entrance hall has LVT flooring, carpeted stairs, a radiator, an in-built cupboard, internal access to the garage, two UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living Room

15'8" into bay x 13'11" (4.80m into bay x 4.26m)
The living room has carpeted flooring, a radiator, a UPVC double-glazed bay window with fitted shutters to the front elevation.

Reception Room

14'3" max x 12'3" (4.36m max x 3.75m)
The reception room has wood-effect flooring and double French doors opening out to the rear garden.

Kitchen Diner

21'11" max x 11'11" (6.70m max x 3.64m)
The kitchen diner includes fitted base and tower units, matching worktops and a breakfast bar. There are two undermount stainless steel sinks with drainage grooves and a mixer tap, along with an integrated oven and grill, a hob with an extractor hood, and recessed spotlights. It also has a built-in cupboard, a radiator, LVT flooring, a UPVC double-glazed window looking out to the rear, and bifold doors that open onto the garden.

Utility Room

6'2" x 5'6" (1.89m x 1.70m)
The utility room features fitted base and wall units with worktops, an undermounted stainless steel sink with a mixer tap, and space with plumbing for a washing machine and tumble dryer. It also includes recessed spotlights, an extractor fan, LVT flooring and a single composite door leading out to the rear garden.

W/C

5'6" x 3'11" (1.70m x 1.20m)
This space has a low level dual flush W/C, a semi pedestal wash basin, a radiator, recessed spotlights, an extractor fan and LVT flooring.

FIRST FLOOR

Landing

18'8" max x 8'5" (5.70m max x 2.59m)
The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, access to the loft with courtesy lighting via a dropdown ladder and access to the first floor accommodation.

Master Bedroom

14'9" into bay x 13'11" (4.52m into bay x 4.25m)
The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes, access to the en-suite and a UPVC double-glazed bay window with fitted shutters to the front elevation.

En-Suite

9'3" max x 6'5" (2.82m max x 1.96m)
The en-suite includes a low level dual flush W/C, a semi-pedestal wash basin and a walk-in shower with an overhead rainfall fitting and a handheld shower head. There's also a heated towel rail, a wall-mounted electric shaving point, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

13'3" x 10'7" (4.05m x 3.23m)
The second bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

6'6" x 5'9" (2.00m x 1.77m)
The en-suite includes a low level dual flush W/C, a semi-pedestal wash basin and a shower enclosure with a shower fixture. There's also a heated towel rail, a wall-mounted electric shaving point, partially tiled walls and tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

13'3" max x 11'10" (4.06m max x 3.62m)
The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'4" max x 10'0" (3.47m max x 3.06m)
The fourth bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Five

12'2" x 6'9" (3.72m x 2.08m)
The fifth bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7'10" x 5'8" (2.41m x 1.74m)
The bathroom includes a low level dual flush W/C, a semi-pedestal wash basin and a panelled bath with a shower fixture. There's also a heated towel rail, a wall-mounted electric shaving point, partially tiled walls and tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property there is a driveway providing off-road parking, an EV charging point, access to the garage, a lawn, courtesy lighting and hedge borders.

Double Garage

17'3" max x 16'5" (5.27m max x 5.02m)
The garage has courtesy lighting, power supply and an up-and-over door.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a selection of plants and shrubs and fence panel boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

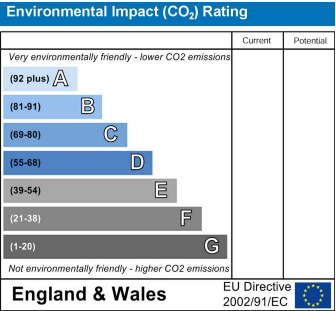
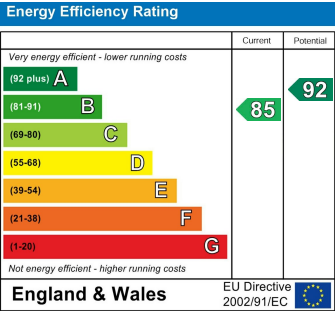
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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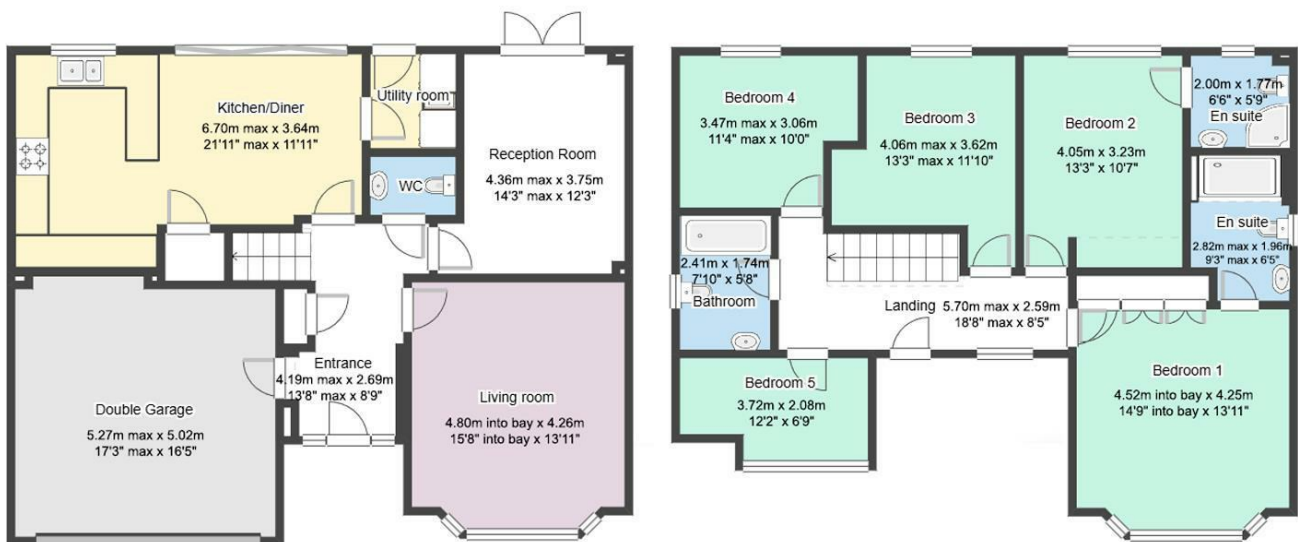
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Hyperoptic, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
Phone Signal – coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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