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Fayre Oaks Bathley Lane, Little Carlton, NG23 6BY

Guide Price £395,000



Property Description

Spacious Detached Bungalow in Popular Village
Location ***

Exceptionally well maintained detached bungalow offered with no upward chain just over 3 miles from the centre of Newark which offers a wealth of facilities and amenities. Having been recently modernised with improvements including fitted kitchen, addition of a wet room and dressing room, new central heating boiler and radiators. The accommodation comprises, entrance porch, entrance hall, 29ft lounge/dining room, breakfast kitchen and pantry,

Master bedroom with wet room and dressing room, two further double bedrooms and shower room. Outside, lawn gardens to front and rear with established beds and borders, large patio area and open fields to the rear. Tarmac driveway for numerous vehicles and garage which has been partly converted into the dressing room and wet room but still with garage space.

PORCH

Double glazed door to the porch.

ENTRANCE HALL

15 max x 9'8 (4.57m max x 2.95m)

Glazed door through to the entrance hall. Radiator. Cloaks cupboard.

LOUNGE/DINING ROOM

29'02" x 13'0" (8.89m x 3.96m)

Double glazed bay window to the front elevation and double glazed windows to either side. Feature fireplace with electric fire. Two radiators. Wall lights.



BREAKFAST KITCHEN

14'0" x 10'0" (4.27m x 3.05m)

Fitted with a range of wall and base units surmounted by a work surface inset with Blanco sink. Appliances include in-built Neff oven and microwave Combi with warming drawer beneath, electric hob with extractor over, integrated Neff dishwasher and space for fridge/freezer. Splash back tiling to walls. Radiator. Double glazed window and door to the rear garden. Radiator.

PANTRY

8'09" x 3'0" (2.67m x 0.91m)

Ample shelving. Tiled floor. Double glazed window to the side elevation.

BEDROOM ONE

13 x 9'2 (3.96m x 2.79m)

Radiator. Double glazed window to the rear elevation.

EN-SUITE WET ROOM

8'10" x 7'05" (2.69m x 2.26m)

Fitted with a suite comprising walk-in shower cubicle, low flush WC and vanity wash hand basin. Radiator. Tiled floor. Double glazed window to the rear elevation.

DRESSING ROOM

10'0 " x 7'0" (3.05m " x 2.13m)

With ample hanging rails and shelving. Radiator. Door to garage.

BEDROOM TWO

12'6 x 10'10 (3.81m x 3.30m)

Radiator. Mirror fronted wardrobes. Double glazed window to the front elevation.

BEDROOM THREE

10 x 9'11 (3.05m x 3.02m)

Radiator. Double glazed window to the rear elevation.



SHOWER ROOM

8'09" x 5'10" (2.67m x 1.78m)

Fitted with a shower cubicle, low flush WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Double glazed window to the side elevation.





OUTSIDE

To the front of the property a Tarmac driveway leads to the garage with up and over door. This is partly converted to allow the dressing room and en-suite wet room to bedroom one. Light and power supplied. Side double glazed window and double glazed door to the rear with Oil fired central heating boiler and cylinder and plumbing for washing machine/dryer. The front garden is mainly laid to lawn with flower and rose beds and borders. External lighting and gated side access to the rear. The rear garden is mainly laid to lawn and has a flagstone patio area and established flower and rose beds and borders. Oil storage tank and timber shed. Fence and hedge boundary and open fields beyond.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House,
Great North Road, Newark, NG24 1BY

TENURE

Freehold with vacant possession.

SERVICES

Electricity is connected to the property. Mains drainage. Oil fired central heating. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING INFORMATION

By appointment with the office, call 01636 700 888.

GROUND FLOOR
1501 sq.ft. approx.



TOTAL FLOOR AREA: 1501 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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