



Allen Road

Fenton, Newark, NG23 5DG

£450,000

**** OFFERED WITH NO UPWARD CHAIN**** A Spacious five bedroomed detached house set in a quiet Cul De Sac Location in the village of Fenton, offering excellent versatile family accommodation. Having a double garage with ample off road parking. Well planted front and rear gardens with side access to both sides of the property.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

DESCRIPTION ** OFFERED WITH NO UPWARD CHAIN** A Spacious five bedroomed detached house set in a quiet Cul De Sac Location in the village of Fenton, offering excellent versatile family accommodation. Having a double garage with ample off road parking. Well planted front and rear gardens with side access to both sides of the property



Entrance Hall Having laminated flooring. Stairs rise to the first floor. Doors off to;-

Cloakroom 1.14m x 2.21m (3'9" x 7'3") Having a white suite comprising low suite WC and wash hand basin. Radiator. Window to the side elevation.

Study 3.99m x 2.64m (13'1" x 8'8") Window to the front elevation. Radiator.

Lounge 6.32m x 3.99m (20'9" x 13'1") A spacious reception room with central feature Inglenook fireplace. Bay window overlooking the rear garden. Window to the side elevation. Radiator. Laminated flooring.

Dining Room 3.89m x 3.28m (12'9" x 10'9") French Doors open to the rear garden. Radiator.



Breakfast Kitchen 6.30m x 3.15m (20'8" x 10'4") Fitted with a kitchen comprising wall and base units surmounted by a working surface inset with a sink and drainer. Integrated appliances include electric hob with extractor fan over, electric oven and separate grill and dish washer. Ceramic tiled flooring. Dual aspect windows.

Utility 5.51m x 2.59m (18'1" x 8'6") A very large utility room with two windows to the rear. Floor mounted oil fired boiler serving the heating system. Range of base units. Ceramic sink. Door to the garage.

Integrated Garage 5.51m x 5.18m (18'1" x 17'00) With two up and over doors to the front elevation. Power and light.



First Floor Landing Stairs rise to the impressive and light landing. Having two velux style windows to the front. Cupboard housing the hot water cylinder. Doors off to:-

Bedroom One 4.34m x 3.56m (14'3" x 11'8") Window to the front elevation. Built in wardrobes. Single panel radiator.

En Suite 2.84m x 1.83m (9'4" x 6'00") Having a refurbished white suite comprising walk in shower cubicle with electric shower over. Close coupled WC and wash hand basin set within a vanity unit. Fully tiled walls and floors. Towel radiator.

Bedroom Two 4.17m x 2.67m (13'8" x 8'9") Window to front elevation. Built in wardrobe. Radiator.

Bedroom Three 3.15m x 3.07m (10'4" x 10'1") Window to the front elevation. Radiator.

Bedroom Four 3.15m x 3.18m (10'4" x 10'5") Window to the rear elevation. Radiator.

Bedroom Five 3.15m x 1.88m (10'4" x 6'2") Window to the rear elevation. Radiator.



Family Bathroom 2.13m x 1.93m (7" x 6'4") Fitted with a white suite comprising panelled bath with shower over, low suite WC, wash hand basin. Part tiled walls. Window to the rear elevation. Radiator.



Outside Having ample off road parking in front of the double garage. The front garden is mainly laid to lawn and planted with mature shrubs and trees. Side pathways give access on both elevations to the rear garden. The rear garden is mainly laid to lawn with patio area surrounded by a dwarf wall.

Local Authority South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham NG31 6TT

Services Mains electric is connected to the property. 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.

Tenure Freehold with vacant possession.

Viewing Information By appointment with the office, call 01636 813971.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.



Total area: approx. 228.1 sq. metres (2454.9 sq. feet)

For illustration purposes only.
Plan produced using PlanIt.

26 Kirkgate
Newark
NG24 1AB

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 check the measurements.