



Red Roofs

North Muskham, Lincoln

BROWN & CO







## Red Roofs, Waltons Lane, North Muskham, Newark

A three bedroom detached bungalow situated on a large plot of around 0.21 of an acre. The property requires a full programme of refurbishment, but will make a great family home or buy to let investment.



### ACCOMMODATION

#### Entrance Porch

With door to;

#### Entrance Hall

Radiator, door to;

#### Bedroom One

Double glazed casement window to front elevation, built-in wardrobes, radiator.

#### Bedroom Two

Double glazed casement window to front elevation, built-in wardrobes, radiator.

#### Lounge

Double glazed patio door to conservatory and double glazed casement window to side elevation, open fireplace with stone surround, radiator.

#### Conservatory

Brick and UPVC construction with double glazed French doors to side elevation.

#### Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising panel bath with shower over, pedestal wash basin, low flush WC, radiator, fully tiled walls, built in storage, radiator.

#### Kitchen/Diner

Double glazed casement window to rear elevation and double glazed door to rear porch, fitted wall and base units with stainless steel one and a half bowl drainer sink, space and plumbing for washing machine, freestanding oven with extractor over, built-in oven, radiator.

#### Rear Porch

With built-in base unit and shelving and double glazed door to rear elevation.

#### Rear Hall

Double glazed casement window to side elevation, radiator, door to

#### Pantry

Double glazed casement window to side elevation, built-in shelf.

#### Study

Double glazed casement window to front and side elevation, radiator.

### First Floor

#### Bedroom Three

Double glazed casement window to front elevation, double glazed Velox window to rear elevation, built in eaves storage at both ends, pedestal wash basin.

#### Outside

The property sits in a generous plot of 0.21 of an acre and offers a wraparound lawn garden with hedged and fenced boundaries, single garage, further storage shed/workshop.

#### Services

We understand the property offers oil fired central heating, mains water, mains electric and mains sewage.

#### Tenure & Possession

Freehold with vacant possession upon completion.

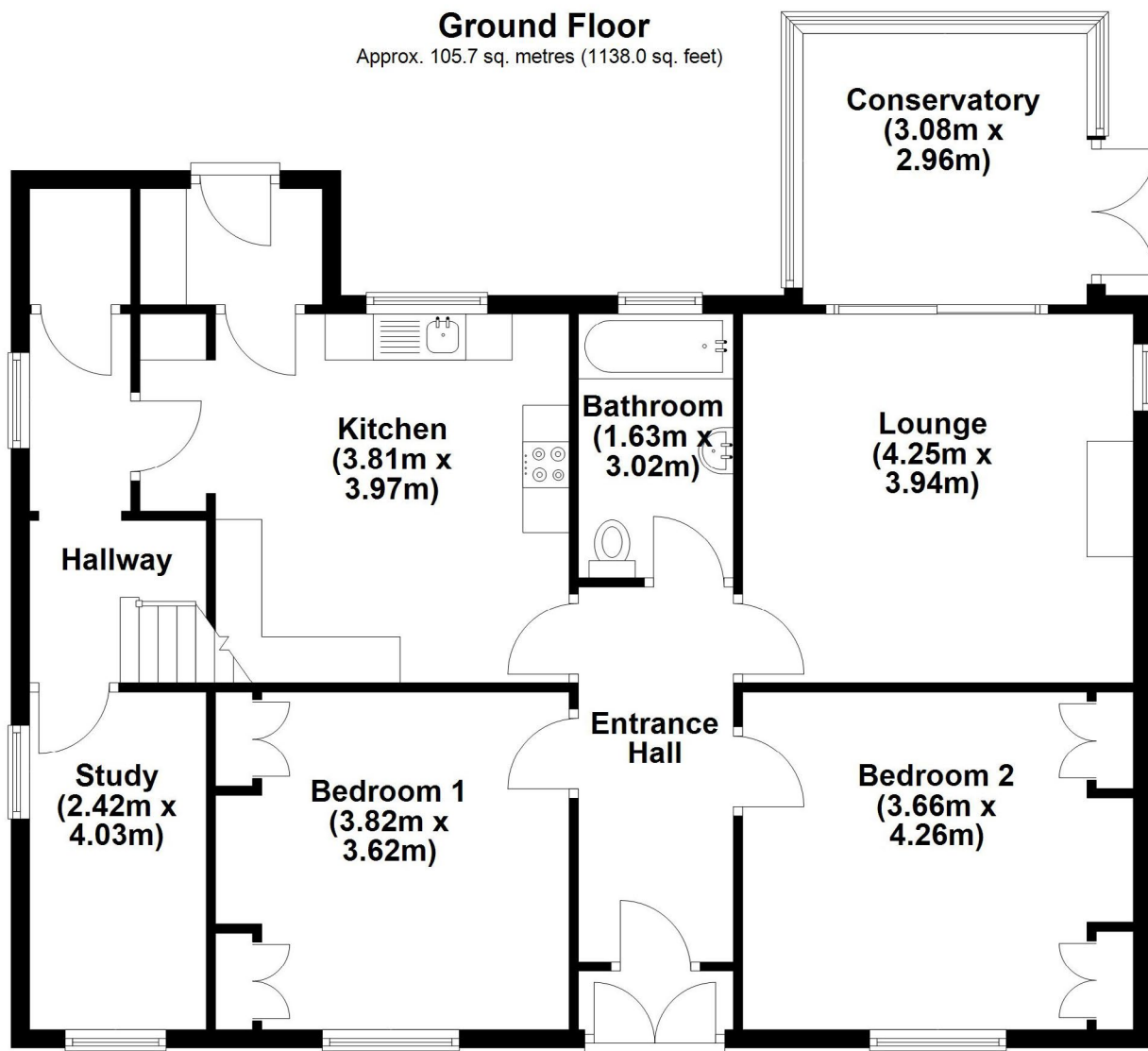






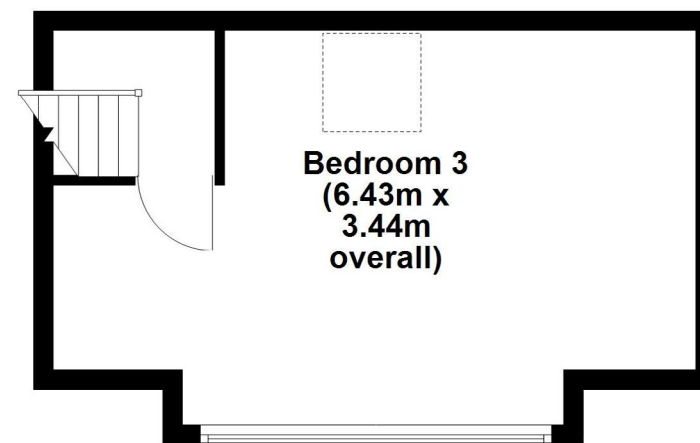
## Ground Floor

Approx. 105.7 sq. metres (1138.0 sq. feet)



## First Floor

Approx. 24.9 sq. metres (267.6 sq. feet)



Total area: approx. 130.6 sq. metres (1405.6 sq. feet)

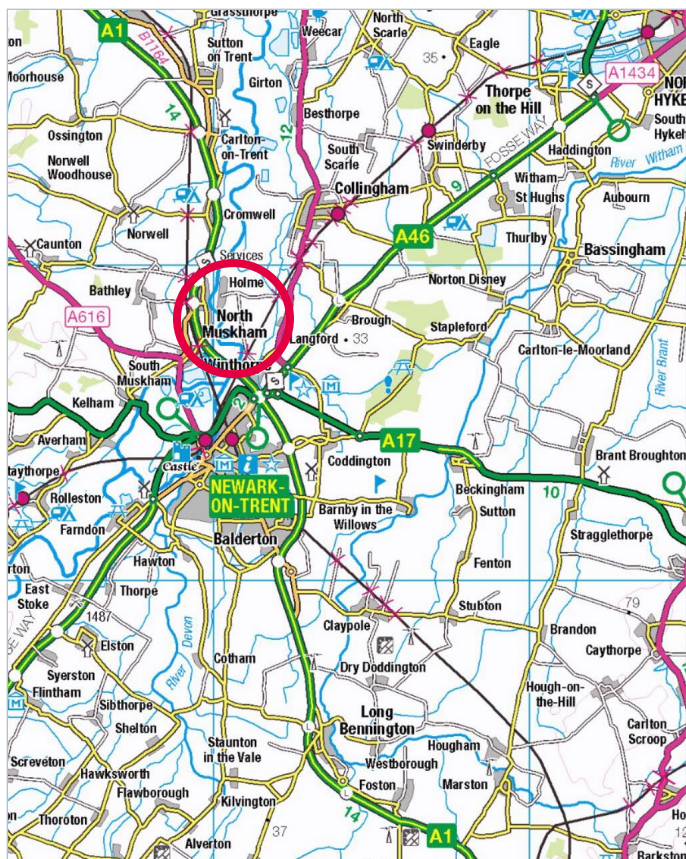
While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.

Plan produced using PlanUp.









Directions - NG23 6EU

From the A1 follow signs for North Muskham on the B6325. Then follow Nelson Lane and turn left onto Main Street and finally left onto Walton's Lane and the property is on your left.

<https://what3words.com/explained.poster.announced>



## Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80 mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

| Energy performance certificate (EPC)   |                               |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
|--|-------------------------------|---|--------------------------|-------|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|------|-------|---|------|--|-------|---|--|--|------|---|--|--|
| Red Roofs<br>Wallons Lane<br>North Muskham<br>NEWARK<br>NG23 6EU   | Energy rating<br><br><b>E</b> | Valid until:  | 5 October 2035           |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
|  |                               | Certificate number:   | 0866-3955-3200-0245-3200 |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| Property type  |                               | Detached house  |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| Total floor area   |                               | 122 square metres   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| <hr/>  |                               |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| <h3>Rules on letting this property</h3> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a>.</p>  |                               |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| <hr/>  |                               |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| <h3>Energy rating and score</h3> <p>This property's energy rating is E. It has the potential to be D.</p> <p><a href="#">See how to improve this property's energy efficiency.</a></p>   |                               | <p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales:</p> <ul style="list-style-type: none"> <li>the average energy rating is D</li> <li>the average energy score is 60</li> </ul> |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>55 D</td> </tr> <tr> <td>39-54</td> <td>E</td> <td>45 E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> |                               |   |                          | Score | Energy rating | Current | Potential | 92+ | A |  |  | 81-91 | B |  |  | 69-80 | C |  |  | 55-68 | D |  | 55 D | 39-54 | E | 45 E |  | 21-38 | F |  |  | 1-20 | G |  |  |
| Score  | Energy rating                 | Current   | Potential                |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 92+  | A                             |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 81-91  | B                             |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 69-80  | C                             |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 55-68  | D                             |   | 55 D                     |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 39-54  | E                             | 45 E  |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 21-38  | F                             |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |
| 1-20   | G                             |   |                          |       |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |      |       |   |      |  |       |   |  |  |      |   |  |  |

### Council Tax

Band D

## Agent

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## IMPORTANT NOTICES

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