

HoldenCopley

PREPARE TO BE MOVED

Orchard Lane, Caythorpe, Nottinghamshire NG14 7FD

Guide Price £800,000 - £820,000

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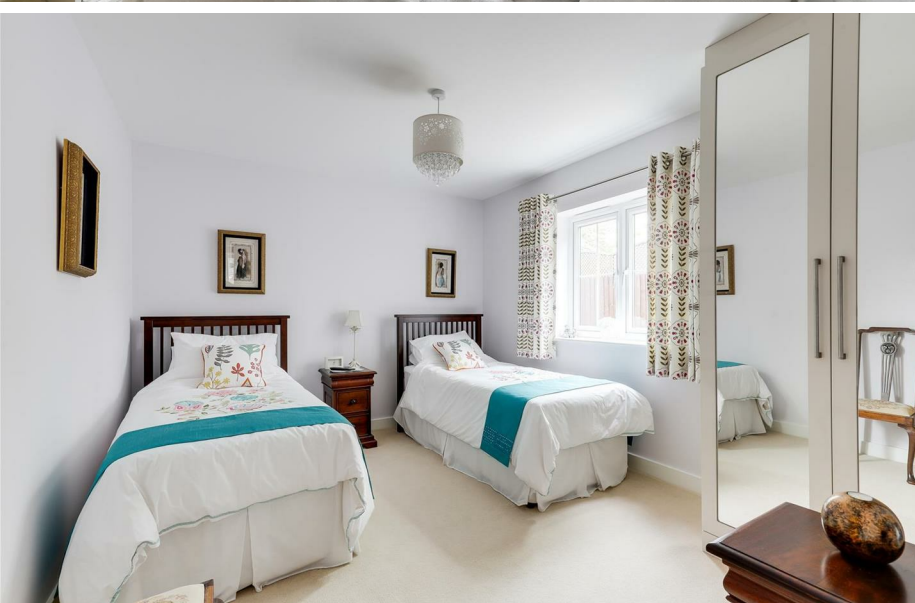
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PREPARE TO BE IMPRESSED...

This substantial detached bungalow, nestled in a picturesque rural setting, offers the perfect blend of serene countryside living and convenient access to nearby amenities. Ideal for families, this single-storey residence boasts generously sized accommodation, meticulously presented to a high standard. Located in the highly sought-after village of Caythorpe, surrounded by expansive open countryside, residents can enjoy stunning country and riverside walks, as well as a variety of shops and dining options in nearby villages. The bungalow features spacious, double-glazed interiors with underfloor heating throughout. The layout includes an inviting open entrance hall, a bright reception hallway with a W/C and utility room, and a large living room centered around a cosy log-burning stove. The modern fitted kitchen, equipped with integrated appliances, seamlessly flows into a dining area and lounge, perfect for entertaining. The home includes four generously sized bedrooms, all with fitted furniture, two of which have en-suite bathrooms, complemented by a stylish family bathroom suite. Outside, the property is equally impressive, with a private driveway offering ample parking and access to a double garage with electrically operated doors. The rear garden is a true highlight, featuring multiple seating areas and a well-maintained lawn, providing a delightful outdoor space for relaxation and family activities.

MUST BE VIEWED





- Detached Bungalow
- Four Bedrooms With Fitted Storage
- Fantastic-Sized Living Room
- Modern Fitted Kitchen, Dining Area & Lounge
- Utility & W/C
- Three Bathrooms
- Underfloor Heating
- Substantial Sized Plot With Well-Maintained Gardens
- Driveway & Double Garage
- Highly Regarded Village Location





ACCOMMODATION

Entrance Hall

11'10" x 10'1" (3.63 x 3.09)

The entrance hall has UPVC double-glazed windows to the front elevation, a wall-mounted security alarm panel, underfloor heating with a wall-mounted digital thermostat, and a single composite door providing access into the accommodation.

Living Room

23'11" x 14'1" (7.30 x 4.30)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, a recessed chimney breast alcove with a log-burning stove, and double French doors providing access to the side garden.

Kitchen, Lounge & Diner

23'11" x 17'8" (7.30 x 5.41)

The kitchen has a range of fitted gloss base and wall units, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, an integrated double oven, a ceramic hob with an extractor fan and splashback, an integrated fridge freezer, underfloor heating with a wall-mounted digital thermostat, open plan to a dining and seating area, a wall-mounted TV point, recessed spotlights, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Utility

5'11" x 5'8" (1.81 x 1.74)

The utility room has fitted gloss base and wall units, recessed spotlights, an extractor fan, and a single UPVC door providing access to the garden.

W/C

5'8" x 3'8" (1.75 x 1.13)

This space has a low level dual flush W/C, a wash basin with fitted storage underneath, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Inner Hall

15'7" x 7'8" (4.76 x 2.35)

The inner hall has underfloor heating, an in-built double door cupboard, access to the loft, and provides access to the bedrooms.

Master Bedroom

18'9" x 10'5" (5.74 x 3.20)

The main bedroom has a UPVC double-glazed window to the rear elevation, a range of fitted furniture including sliding door wardrobes, a dressing table and various drawers, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, and access into the en-suite.

En-Suite

6'5" x 5'3" (1.98 x 1.62)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a wall-mounted vanity mirror with LED lighting, a corner fitted shower enclosure with an overhead dual-rainfall shower, floor to ceiling tiles, underfloor heating, recessed spotlights, and an extractor fan.

Bedroom Two

18'9" x 10'5" (5.74 x 3.18)

The second bedroom has a UPVC double-glazed window to the rear elevation, a range of fitted furniture including wardrobes and over-the-bed storage cupboards, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, and access into the second en-suite.

En-Suite Two

6'5" x 5'4" (1.96 x 1.64)

The second en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a wall-mounted vanity mirror with LED lighting, a wall-mounted hair-dryer, an electrical shaving point, a chrome heated towel rail, corner fitted shower enclosure with an overhead dual-rainfall shower, floor to ceiling tiles, underfloor heating, recessed spotlights, and an extractor fan.

Bedroom Three

13'0" x 10'5" (3.98 x 3.19)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, and fitted wardrobes.

Bedroom Four

10'11" x 10'5" (3.35 x 3.20)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring with underfloor heating, and a range of fitted furniture including various styles of wardrobes, a dressing table / desk, and storage cupboards.

Bathroom

7'7" x 6'5" (2.32 x 1.96)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, a wall-mounted vanity mirror with LED lighting, an electrical shaving point, a chrome heated towel rail, a sunken bath with a tiled surround, an overhead shower and a glass shower screen, floor to ceiling tiles, underfloor heating, recessed spotlights, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Double Garage

18'5" x 17'8" (5.63 x 5.41)

The double garage has a single door to the rear garden, lighting, power points, and an electric up and over door opening out onto the front driveway.

OUTSIDE

Front

To the front of the property is a block-paved driveway with gravelled, courtesy lighting, gated access to the garden, and access into the double-sized garage.

Rear

To the rear of the property is a private enclosed garden with a lawn, multiple patio areas, an outdoor tap, courtesy lighting, a range of established trees, plants and shrubs, a double door corner summer house, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 54 Mbps (download) 10 Mbps (upload)

Phone Signal – Limited good 4g coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – TBC

Sewage – Mains Supply

Flood Risk Area - Low risk for Rivers and the sea / very low risk for Surface water

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood Council - Band E

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.

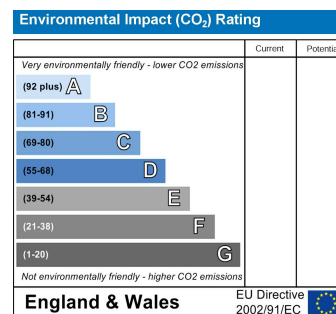
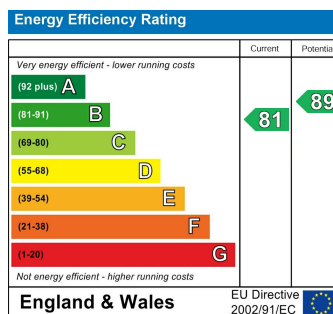
The vendor has advised the following:

Property Tenure is Freehold

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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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