



Grimston Hill

Ompton, Newark, NG22 0AX

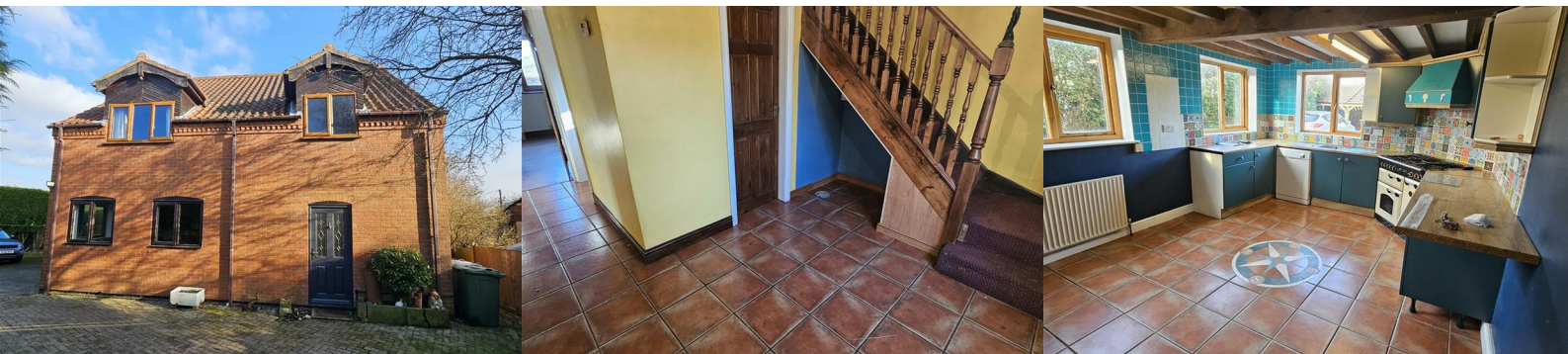
Offers over £325,000



Nestled in the charming area of Grimston Hill, Ompton, Newark, this delightful detached house presents an excellent opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

Surrounded by the picturesque countryside, this property offers a serene environment while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a peaceful community or seeking a family home with room to grow, this residence is sure to meet your needs.

Do not miss the chance to explore this inviting property and envision your future in this lovely setting.



Description

POTENTIAL POTENTIAL POTENTIAL - See through the current colour scheme and this property has ample of potential with the home featuring a kitchen / diner, lounge /snug, utility room and three larger than average double bedrooms and large bathroom. To the outside there is parking for ample of cars leading to the double garage and enclosed side gate leading to the beautiful garden.

DONT MISS THIS OPPORTUNITY

Hallway 11'5" x 8'8" (3.50m x 2.65m)

Entering the property into the hallway with tiled floor, understairs space, spindle wooden staircase and 'jack & jill' door into the utility room.

Kitchen / Diner 16'0" x 11'5" (4.90m x 3.48m)

Entering the kitchen / diner which has dual aspect windows allowing the natural light to flood within you are greeted by a decorative 'compass' tiled flooring, wooden wall and base units, five ring gas, Arga with oven and warming drawer, chimney style extractor and part tiled walls. Wooden ceiling beams adding character to the property.

Lounge / Snug 27'10" x 14'9" (10'6" into recess) (8.50m x 4.50m (3.22m into recess))

This generous sized 'L' shaped reception rooms is a fantastic family space and has laminate flooring throughout, two sets of wall lights with two ceiling lights. Period style cast open fire place with a tiled surround and wooden mantle as secondary heating and tri fold doors opening to allow the outside to come within and two solid beams continuing the character of the property.

Utility Room / WC 8'2" x 7'1" (2.50m x 2.18m)

The utility room has 'jack and jill' access off the hallway with part tiled walls, worktop and a wall cupboard for storage. The Worchester Greenstar Heat slave oil floor mounted boiler is located in the utility room.

Bedroom One 16'4" x 13'7" (5.00m x 4.15m)

All the bedrooms are larger than average double bedrooms and the master is of dorma style rear facing over looking the picturesque views of the Countryside with carpet, radiator with TRV and a wooden ceiling beam.

Bedroom Two 16'2" x 12'4" (4.95m x 3.76m)

A double bedroom front facing with carpet, radiator and wooden ceiling beam.

Bedroom Three 12'11" x 11'6" (3.95m x 3.53m)

A double bedroom rear facing with carpet, radiator and wooden ceiling beam.

Bathroom 10'9" x 8'0" (3.30m x 2.45m)

A dorm style bathroom with part tiled walls, white three piece bathroom suite with a separate walk in shower cubicle fully tiled with a gravity fed shower.

Outside

The grounds are entered through wrought iron double gates and nicely secluded away from the roadside. A block paved driveway which would accommodate many many vehicles wraps round the front and side of the property leading to the double carport (in need of some repair) and then on to the double garage.

Secure side gates leads onto the rear garden where there is a little of some thing for everyone; large lawn, low maintenance bed, pond and even a wishing well !

Garage

The garage is a double garage with an up and over door (needs replacing) with electrics and lighting and side access door with storage in the roof void.

Additional Information

A great benefit to this property is the council tax banding of a grade A. The primary source of heating is an oil boiler.

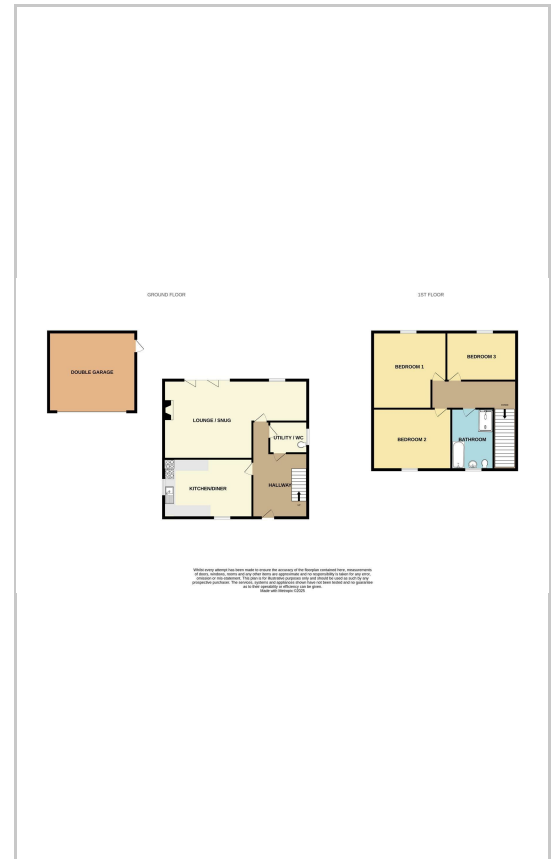
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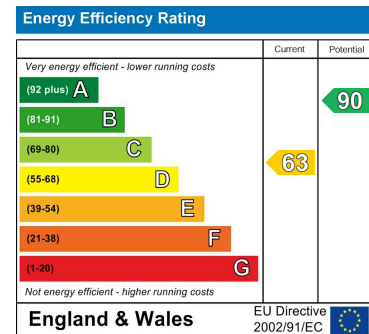
Area Map



Floor Plans



Energy Efficiency Graph



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