



11 Manor Close

Bleasby, NG14 7GE

£375,000

An exceptionally well maintained three bedroom detached bungalow offering potential for further development set in the popular village of Bleasby. The bungalow sits on an enviable well planned and planted garden plot. Benefiting from UPVC windows and doors (installed 2011) and electric under floor heating throughout.



11 Manor Close, Bleasby, NG14 7GE



SERVICES

All mains services available.

EPC RATING – E.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY – Newark & Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

An exceptionally well maintained three bedroom detached bungalow offering potential for further development set in the popular village of Bleasby. The bungalow sits on an envious well planned and planted garden plot. Benefiting from UPVC windows and doors (installed 2011) and electric under floor heating throughout.



Entrance Hall UPVC door opens to the hallway with ceramic tiled flooring. Loft hatch with drop down ladder giving access to the partially boarded loft. Cupboard housing the Fischer instant hot water system and having shelving above. Doors off to:-

Lounge and Dining Area 6.83m x 3.84m max (22'5" x 12'7" max) A light and airy reception room having a window to the front elevation and patio door opening to the rear garden. Feature fireplace with surround and hearth inset with an electric fire. Ceramic tiled flooring.

Kitchen 3.05m 1.22m x 2.87m (10' 4" x 9'5") Refitted in 2018 and comprises of a modern style cream kitchen with wall and base units surmounted by a working surface inset with a composite sink and drainer. Integrated appliances include dish washer, electric oven with hob and extractor above. Space for a free standing fridge freezer. Ceramic tiled flooring. Window with views to the rear garden, door giving access to the rear.

Bedroom One 3.78m x 3.78m (12'5" x 12'5") Window to the front elevation. Ceramic tiled flooring.

Bedroom Two 3.28m x 2.90m (10'9" x 9'6") Window to the rear elevation. Built in wardrobe and book shelving. Supplementary wall mounted electric heater.

Bedroom Three 3.15m x 2.77m (10'4" x 9'1") Window to the front. Ceramic tiled flooring.

Shower Room 2.36m x 1.96m (7'9" x 6'5") Refitted in 2009 to comprise walk in double shower cubicle. Vanity unit inset with wash hand basin and low suite WC. Supplementary electric heater. Ceramic floor tiles. Window to the rear elevation.

Garage

Having power and light. Space and plumbing for a washing machine and space for a tumble drier.

Garden

An outstanding feature of the bungalow is the garden plot. To the front the block paving leads to the single garage with double opening doors, and offers ample off road parking, the block paving continues to create pathways beneath the freestanding pergola frames and leads to the front entrance door. The front garden has cleverly planted shrubs set in gravelled beds. Gated pathways lead either side of the property. To the rear is a gardeners delight, landscaped to form pockets of secluded seating and relaxing areas alongside an abundance of shrubs, trees and bedding plants to create all year colour. The gardens have to be seen to appreciate the landscaping and size.





GROUND FLOOR
915 sq.ft. approx.



TOTAL FLOOR AREA : 915 sq.ft. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Homestyler 10/2023

WEBSITE

Our detailed website show 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.

Claverings 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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.