



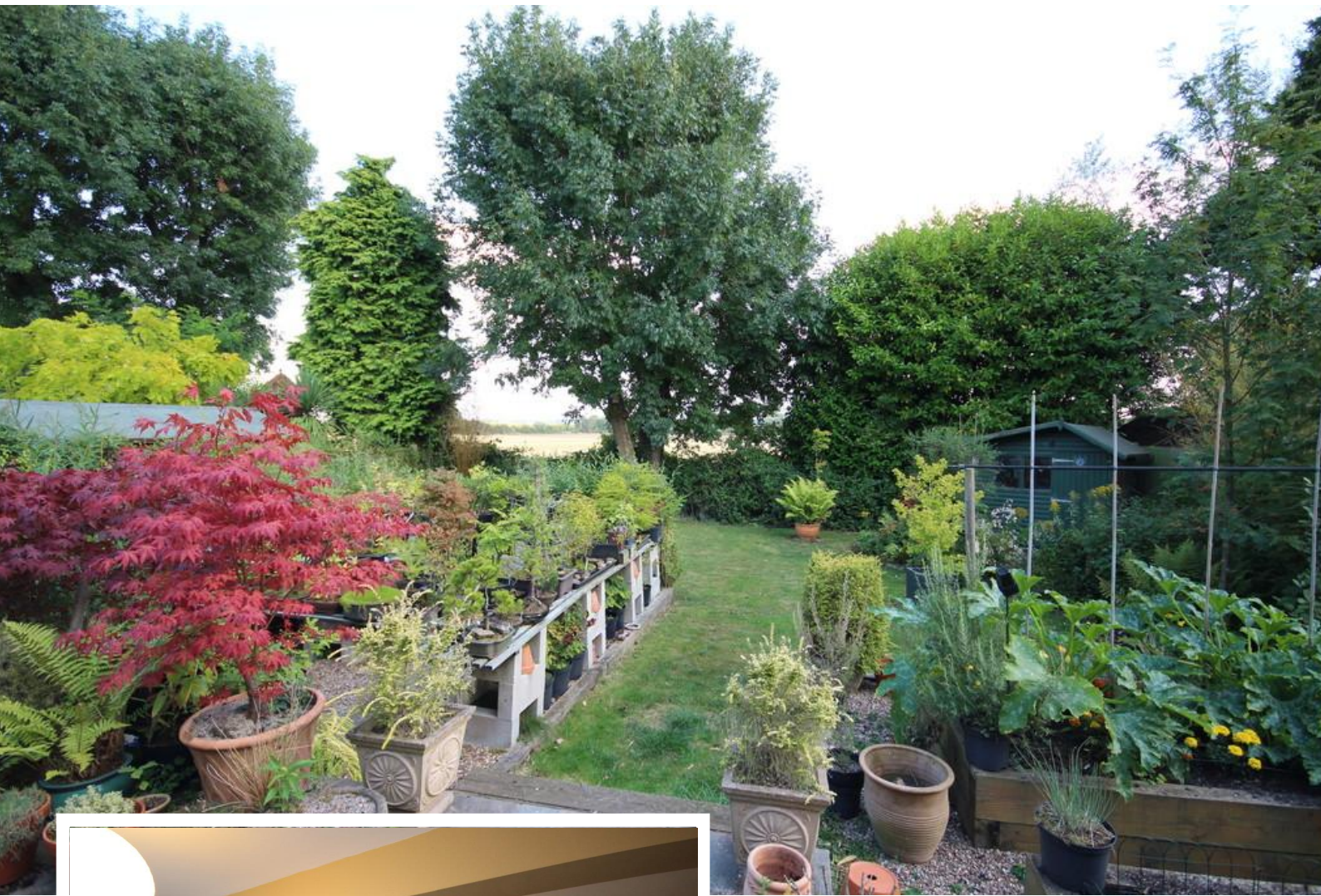
Solstice, Bleasby Road

Thurgarton, NG14 7FW

£490,000

A detached home occupying a generous sized plot with far reaching countryside views. The property offers spacious accommodation extending to Entrance Hall with wood flooring, L-shaped Living Room with a log burning stove, Garden Room with French Doors onto the rear garden, fitted Kitchen, Family Room/Bedroom Four, four piece Bathroom and an additional WC with wash hand basin to the ground floor. To the first floor is the Master Bedroom with an En-Suite Shower Room, a further double Bedroom and Bedroom Three/Study. A private driveway to the front provides off road parking and gives access to the Integral Garage and the enclosed rear garden boasts countryside views to the rear.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham. Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities, including cafes, restaurants, Leisure Centre and the very highly regarded Minster School.



PORCH

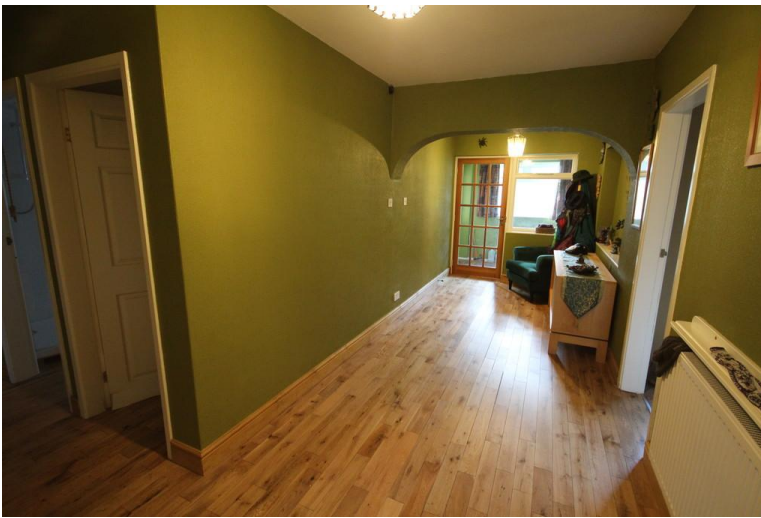
6' 11" x 4' 11" (2.11m x 1.52m) With uPVC glazed panel door and window to front, wood flooring, multi paned glazed panel door and window to entrance hall.

ENTRANCE HALL

17' 8" x 6' 9" (5.41m x 2.08m) With wood flooring, feature arches, a radiator and stairs to first floor.

KITCHEN

14' 11" x 14' 4" (4.57m x 4.37m) Fitted units with work surfaces incorporating an inset sink, tiled splashbacks, Neff double oven, Neff hob with extractor over, integrated dishwasher, space for fridge/freezer, recessed pantry with shelving, radiator, uPVC double glazed window to the rear overlooking the garden and a multi paned glazed panel door to rear porch.



REAR PORCH

With uPVC door to rear giving access to shelved store.

LIVING ROOM

(L-SHAPED) 26' 3" x 15' 4" maximum (8m x 4.67m) With uPVC double glazed window to front, log burning stove with solid wood mantle and a radiator.

GARDEN ROOM

14' 7" x 8' 7" (4.47m x 2.62m) With uPVC double glazed windows to the rear and side, French doors onto the garden and a radiator.

CLOAKROOM

With a low level WC, wash hand basin with tiled splashbacks and a radiator.



BATHROOM

15' 5" x 8' 2" maximum measurements (4.72m x 2.49m) With a four piece suite comprising a low level WC, corner panelled bath, pedestal wash hand basin and a separate shower in cubicle, radiator, wood flooring and a uPVC double glazed window to front.

BEDROOM FOUR/FAMILY ROOM

11' 10" x 11' 1" (3.61m x 3.38m) With uPVC double glazed window to rear and a radiator.

LANDING

With uPVC double glazed window to the rear and a radiator.



MASTER BEDROOM

18' 6" x 16' 0" (5.66m x 4.88m) With uPVC double glazed window to front, two deep sliding door wardrobes, a radiator and door to:-

EN-SUITE

10' 11" x 5' 10" (3.35m x 1.78m) With suite comprising of a shower in a cubicle, pedestal wash hand basin, and a low level WC, uPVC double glazed opaque window to the side and a radiator.

BEDROOM TWO

16' 6" x 28' 2" (5.05m x 8.6m) With uPVC double glazed windows to the rear and side, radiator and storage into the eaves.



BEDROOM THREE/STUDY

17' 8" x 5' 10" (5.41m x 1.78m) With uPVC double glazed window to the side, radiator and storage into the eaves.

OUTSIDE

A block paved driveway to the front of the property provides parking for 3 cars and leads to an integrated garage. There is a covered canopy with lighting and the front garden is lawned with a stone wall. The rear garden is mainly laid to lawn with a slab patio, borders, external lighting and lovely southerly view across the Trent Valley.

GARAGE

17' 0" x 9' 0" (5.18m x 2.74m) Having an up and over door, light, power and housing the Glow-worm gas central heating boiler.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local areas 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 – HOW WE MAY REFER YOU TO

Sills & Betheridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gikson 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, Clum, Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR ICS.

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

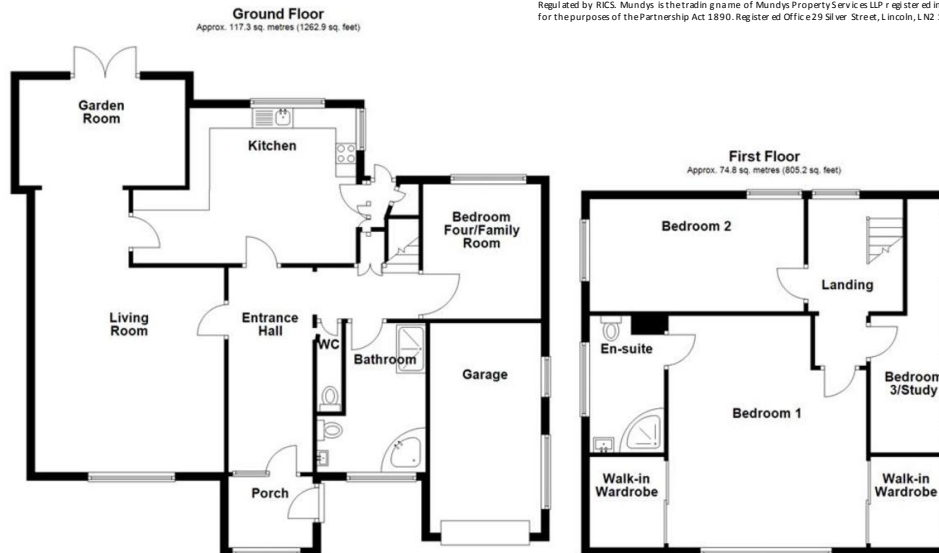
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 on either side.

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 whatsoever 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 192.1 sq. metres (2068.1 sq. feet)

For illustration purposes only
Plan produced using Plansip

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 are 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 recheck the measurements.