

Church Barn, 4 Church Lane

Upton, Newark, NG23 5SR



Book a Viewing

Guide Price
£524,000

NO ONWARD CHAIN - Tucked away in a delightful and private position in the heart of this popular village and being in the Minster School catchment area, this delightful home must be viewed to be appreciated. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Cloakroom, Study Area, Lounge, Dining Room, Fitted Kitchen and Garden Room/Utility Area. The First Floor Landing gives access to the Master Bedroom with En-Suite Bathroom, three further Bedrooms and Bathroom. Outside a long driveway leads to a Detached Double Garage with room above which could easily be adapted, a Garden Shed/Utility and Garden Store. The mature walled garden is totally enclosed with a pond and private terrace seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Upton is an attractive village set three miles to the East of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a village pub and The Horological Museum with popular Clock House Café. The village also lies within the catchment area of the Minster School in Southwell. Southwell is a thriving minster town having a useful range of town amenities and professional services grouped principally along a period street scene of Queen Street and King Street. Southwell schooling is of renowned standard across the age ranges and the town offers an excellent range of sporting and cultural activities.



ENTRANCE HALL

With glazed panel entrance door, double doors cupboard, tiled floor and radiator.

CLOAKROOM

With low flush WC and vanity wash hand basin with tiled splash-back.

LOUNGE

12' 0" x 19' 2" (3.66m x 5.84m) A delightful, light and airy room overlooking the garden with gas fire having a flagstone hearth and brick surround, radiator, double glazed double doors to the side elevation and double glazed window to the rear elevation.

DINING ROOM

13' 0" x 8' 0" (3.96m x 2.44m) With loft access, radiator and double glazed window to the front elevation.

STUDY

12' 0" x 8' 7" (3.66m x 2.62m) With stairs off to the First Floor Landing, radiator and double doors to the Lounge.

KITCHEN

18' 4" x 7' 7" (5.59m x 2.31m) Fitted with a range of wall, base units and drawers, gas AGA, electric oven with gas hob and extractor over, integral fridge and dishwasher, stainless steel sink and drainer unit with splash tiling and double glazed window to the rear elevation.

GARDEN ROOM / UTILITY AREA

8' 3" x 11' 4" (2.51m x 3.45m) Brick base with tiled floor, radiator and double glazed door to the rear elevation.

FIRST FLOOR LANDING

With airing cupboard with shelving, loft access and double width Velux window.

MASTER BEDROOM

12' 0" x 10' 8" (3.66m x 3.25m) With fitted wardrobes including two double and two single, radiator and double glazed window to the rear elevation.

EN-SUITE

9' 2" x 6' 1" (2.79m x 1.85m) With suite comprising low flush WC, pedestal wash hand basin with splash tiling, corner bath and bidet, electric towel rail, radiator and port hole window.

BEDROOM TWO

9' 2" x 8' 5" (2.79m x 2.57m) With fitted wardrobe/cupboard, radiator and Velux window.

BEDROOM THREE

10' 1" x 8' 1" (3.07m x 2.46m) With radiator and double glazed window to the rear elevation.

BEDROOM FOUR

7' 11" x 8' 1" (2.41m x 2.46m) With radiator and double glazed window to the rear elevation.

BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) With suite comprising low flush WC, pedestal wash hand basin with splash tiling and bath, heated towel rail, Velux window to the front elevation.

OUTSIDE

To the front of the property is a flagstone and gravel driveway providing ample off road parking and leading to the block paved area. The walled rear garden has a lawn area with a number of well stocked flower/shrub beds, a large pond and external power.





DOUBLE GARAGE

15' 2" x 19' 7" (4.62m x 5.97m) With up and over doors, light, power and side door.

WORKSHOP

9' 8" x 7' 3" (2.95m x 2.21m)

UTILITY ROOM

7' 5" x 10' 9" (2.26m x 3.28m)

WEBSITE

Our detailed website shows 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 Advisor 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

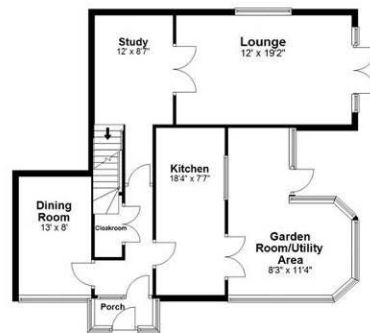
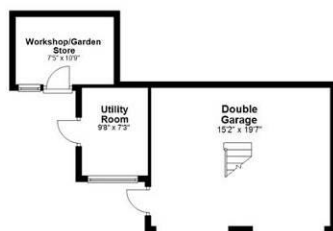
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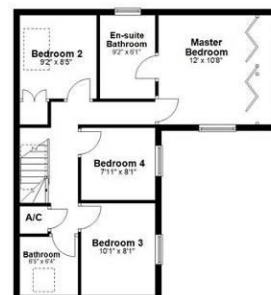
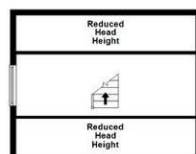
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Ground Floor
Approx. 1370.2 sq. feet



First Floor
Approx. 908.9 sq. feet



Total area: approx. 2285.1 sq. feet
(For Information purposes only. Plan produced using Planity)

26 Kirkgate
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