



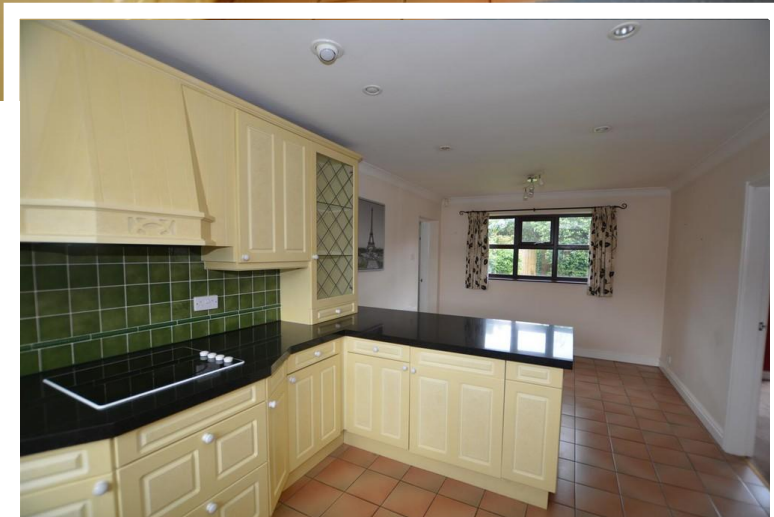
**7 Allen Road, Fenton,  
Newark, NG23 5DG**

**£450,000**

**\*\* OFFERED WITH NO UPWARD CHAIN\*\*** A Spacious five bedroomed detached house set in a quiet Cul De Sac Location in the village of Fenton, offering excellent versatile family accommodation. Having a double garage with ample off road parking. Well planted front and rear gardens with side access to both sides of the property.







**SERVICES**

All mains services available. Oil central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY -** South Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

**DESCRIPTION \*\* OFFERED WITH NO UPWARD CHAIN\*\*** A Spacious five bedroomed detached house set in a quiet Cul De Sac Location in the village of Fenton, offering excellent versatile family accommodation. Having a double garage with ample off road parking. Well planted front and rear gardens with side access to both sides of the property

Entrance Hall Having laminated flooring. Stairs rise to the first floor. Doors off to;-

Cloakroom 1.14m x 2.21m (3'9" x 7'3") Having a white suite comprising low suite WC and wash hand basin. Radiator. Window to the side elevation.



Study 3.99m x 2.64m (13'1" x 8'8") Window to the front elevation. Radiator.

Lounge 6.32m x 3.99m (20'9" x 13'1") A spacious reception room with central feature Inglenook fireplace. Bay window overlooking the rear garden. Window to the side elevation. Radiator. Laminated flooring.

Dining Room 3.89m x 3.28m (12'9" x 10'9") French Doors open to the rear garden. Radiator.

Breakfast Kitchen 6.30m x 3.15m (20'8" x 10'4") Fitted with a kitchen comprising wall and base units surmounted by a working surface inset with a sink and drainer. Integrated appliances include electric hob with extractor fan over, electric oven and separate grill and dish washer. Ceramic tiled flooring. Dual aspect windows.



Utility 5.51m x 2.59m (18'1" x 8'6") A very large utility room with two windows to the rear. Floor mounted oil fired boiler serving the heating system. Range of base units. Ceramic sink. Door to the garage.

Integrated Garage 5.51m x 5.18m (18'1" x 17'00) With two up and over doors to the front elevation. Power and light.

First Floor Landing Stairs rise to the impressive and light landing. Having two velux style windows to the front. Cupboard housing the hot water cylinder. Doors off to:-

Bedroom One 4.34m x 3.56m (14'3" x 11'8") Window to the front elevation. Built in wardrobes. Single panel radiator.

En Suite 2.84m x 1.83m (9'4" x 6'00") Having a refurbished white suite comprising walk in shower cubicle with electric shower over. Close coupled WC and wash hand basin set within a vanity unit. Fully tiled walls and floors. Towel radiator.



Bedroom Two 4.17m x 2.67m (13'8" x 8'9") Window to front elevation. Built in wardrobe. Radiator.

Bedroom Three 3.15m x 3.07m (10'4" x 10'1") Window to the front elevation. Radiator.

Bedroom Four 3.15m x 3.18m (10'4" x 10'5") Window to the rear elevation. Radiator.

Bedroom Five 3.15m x 1.88m (10'4" x 6'2") Window to the rear elevation. Radiator.

Family Bathroom 2.13m x 1.93m (7" x 6'4") Fitted with a white suite comprising panelled bath with shower over, low suite WC, wash hand basin. Part tiled walls. Window to the rear elevation. Radiator.

Outside Having ample off road parking in front of the double garage. The front garden is mainly laid to lawn and planted with mature shrubs and trees. Side pathways give access on both elevations to the rear garden. The rear garden is mainly laid to lawn with patio area surrounded by a dwarf wall.







**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](http://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, J Walter and Callum Lyman 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 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 give notice that:

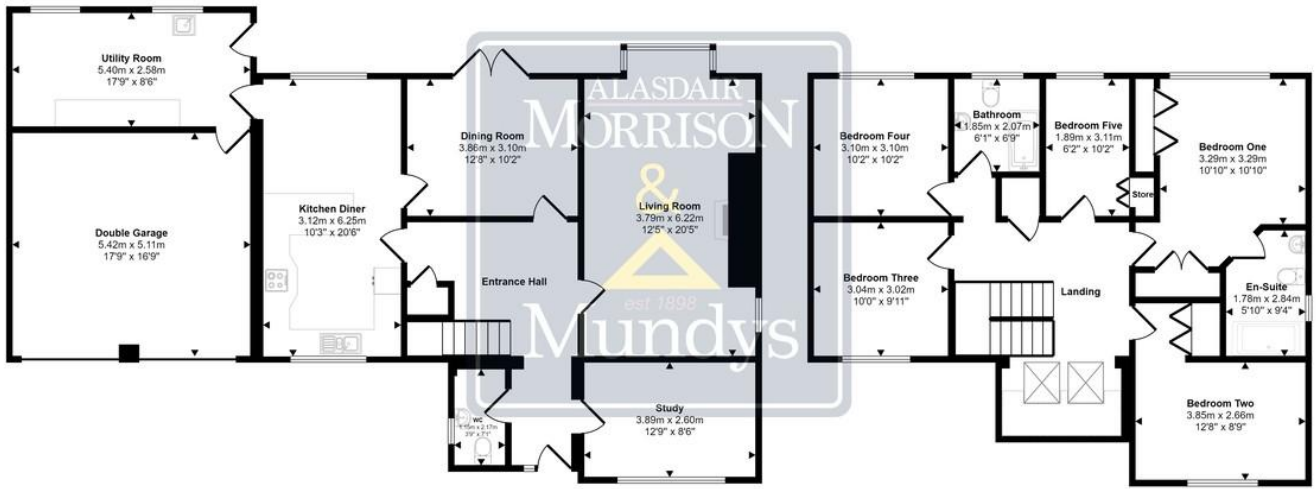
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 Siver Street, Lincoln, LN2 1AS.





Approx Gross Internal Area  
220 sq m / 2370 sq ft



Ground Floor  
Approx 134 sq m / 1440 sq ft

Denotes head height below 1.5m

First Floor  
Approx 86 sq m / 929 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 Street  
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 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.