



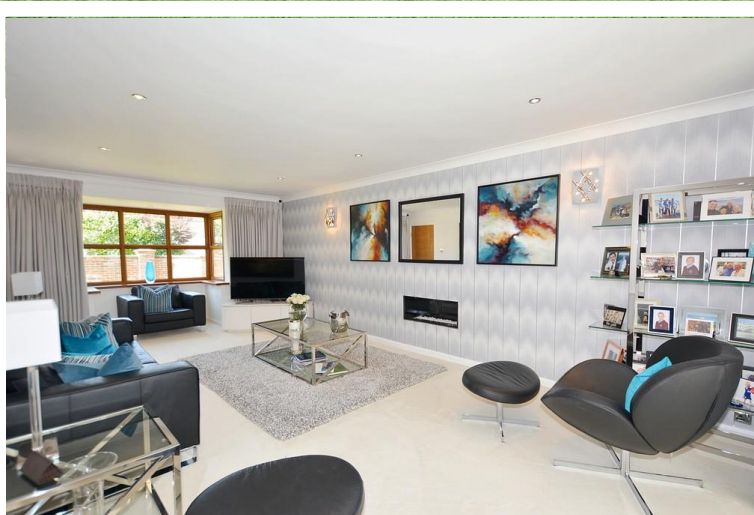
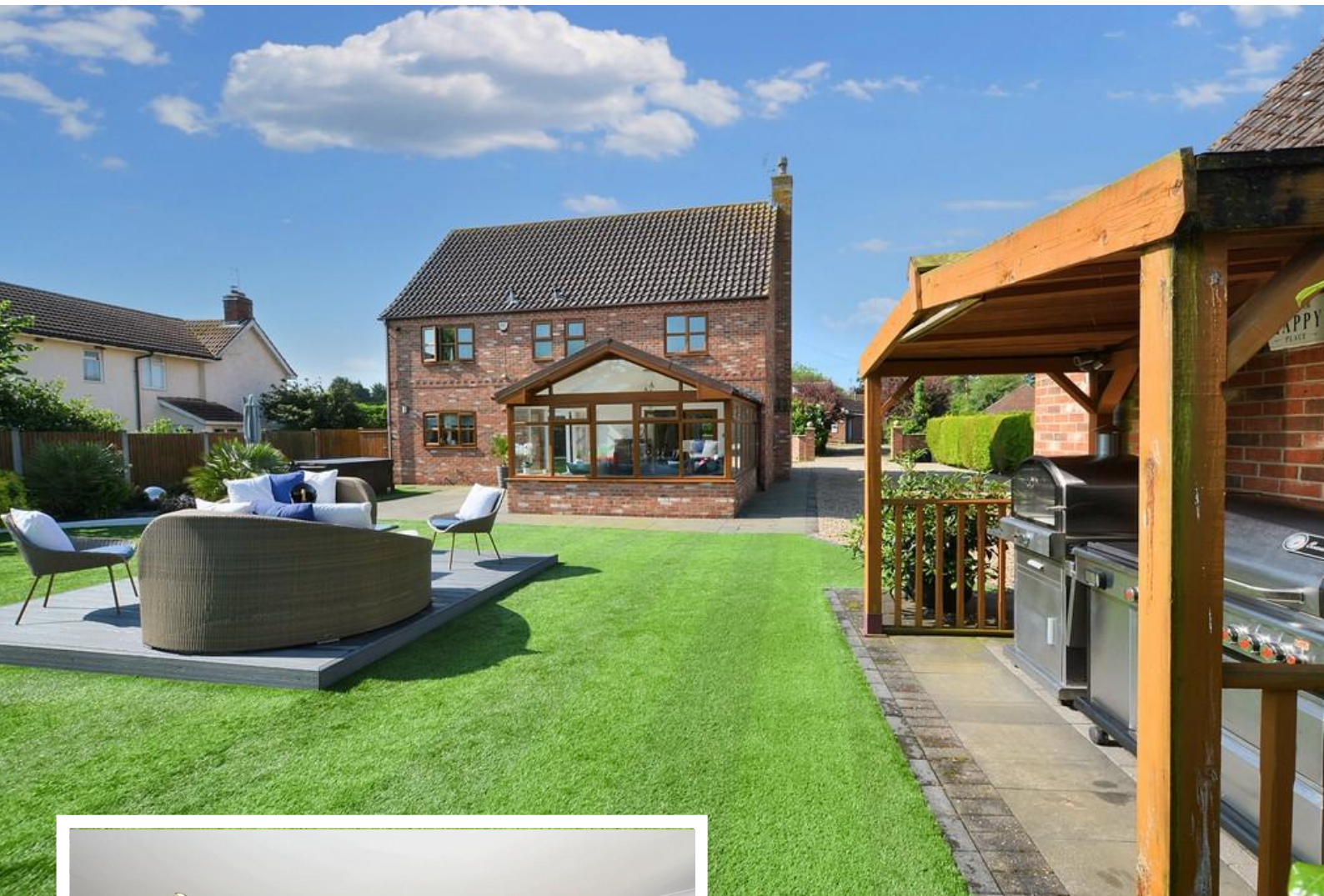
Latte Lodge, Pump Lane

Fenton, NG23 5DF

**Offers Over
£500,000**

Stunning 'Show Home' condition detached family home built in 1997 and lovingly improved and modernised by the present owners situated in this popular village offering easy access to A17, A1 and Newark Northgate train station. Situated in a quiet location in the village this immaculate home offers accommodation which includes, entrance hall, cloakroom/wc, lounge, garden room, dining room, study, breakfast kitchen and utility room, first floor, master bedroom with en-suite, four further double bedrooms and family bathroom. Outside this delightful home does not disappoint as well with lovingly landscaped grounds to front and rear aspect and substantial gravel driveway for up to 10 cars with double detached garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - South Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison & Mundys.

Stunning 'Show Home' condition detached family home built in 1997 and lovingly improved and modernised by the present owners situated in this popular and convenient village offering easy access to A17, A1 and Newark Northgate train station, ideal for the daily commute. Situated in a quiet location in the village and offering numerous field walks around Fenton this immaculate home offers accommodation which includes, entrance hall, cloakroom/wc, lounge, garden room, dining room, study, breakfast kitchen and utility room, first floor, master bedroom with en-suite, four further double bedrooms and family bathroom.

Outside this delightful home does not disappoint as Astro turf rear garden, two raised decked areas with one having central fire pit, covered barbeque area, further patio area with hot tub. The property is being sold with no upward chain.



ENTRANCE HALL 13' 11" x 15' 10" (4.24m x 4.83m) A striking front pillared open porch leads through a glazed panel entrance door to the hallway. Downlights inset to ceiling. Understairs storage. Radiator. Doors off and stairs rising to the first floor.

LOUNGE 12' 02" x 23' 04" (3.71m x 7.11m) Double glazed box window to the front elevation. Wall lights. Two radiators. Feature recessed fire (not currently used). Downlights inset to ceiling. Double glazed double doors to;

GARDEN ROOM 12' 06" x 14' 11" (3.81m x 4.55m) With brick base, double glazed surround and double glazed double doors opening to the rear garden. Vaulted ceiling with 4 electric Velux windows. 2 electric heaters. Ceramic tiled floor. Downlights inset to ceiling.



DINING ROOM 9' 09" x 10' 06" (2.97m x 3.2m) Radiator. Double glazed door to the rear garden.

STUDY 9' 10" x 6' 11" (3m x 2.11m) Radiator. Downlights inset to ceiling. Double glazed window to the front elevation.

CLOAKROOM/WC Fitted with a low flush WC and pedestal wash hand basin. Heated towel rail. Downlights inset to ceiling. Double glazed opaque window to the front elevation.

BREAKFAST KITCHEN 12' 0" x 9' 11" (3.66m x 3.02m) Fitted with ample wall and base units surmounted by a rolled edge worksurface inset with sink and drainer. Leisure 5 ring range with AEG extractor over.



UTILITY ROOM 8' 0" x 5' 04" (2.44m x 1.63m) Fitted with wall and base units surmounted by a work surface. Plumbing for washing machine and space for fridge/freezer. Worcester central heating boiler. Radiator. Wine racks. Double glazed door to the side elevation.

FIRST FLOOR LANDING Loft access. Downlights inset to ceiling. Doors off.

MASTER BEDROOM 11' 09" x 14' 08" (3.58m x 4.47m) Fitted with four double wardrobes. Radiator. Downlights inset to ceiling. Double glazed window to the rear elevation.

EN-SUITE 4' 06" x 7' 03" (1.37m x 2.21m) Fitted with a suite comprising walk-in shower with waterfall shower head and hand held attachment, wash hand basin and low flush WC. Heated towel rail. Fully tiled walls. Downlights inset to ceiling. Double glazed window to the rear elevation.

BEDROOM TWO 12' 0" x 11' 06" (3.66m x 3.51m) Fitted with three double and one single wardrobe. Radiator. Downlights inset to ceiling. Double glazed window to the front elevation.

BEDROOM THREE 9' 09" x 11' 0" (2.97m x 3.35m) Radiator. Downlights inset to ceiling. Double glazed window to the rear elevation.





BEDROOM FOUR 11' 09" x 7' 10" (3.58m x 2.39m)
Radiator. Downlights inset to ceiling. Double glazed window to the front elevation.



BEDROOM FIVE 10' 04" x 8' 02" (3.15m x 2.49m) Radiator. Light fitting. Double glazed window to the front elevation.

FAMILY BATHROOM 7' 06" x 7' 0" (2.29m x 2.13m) Fitted with a suite comprising panel bath, low flush WC, wash hand basin and shower enclosure with Mira shower. Fully tiled walls. Downlights inset to ceiling.

OUTSIDE To the front of the property there is a brick walled boundary with an extensive gravelled driveway offering parking for up to 10 cars in front of the double garage. The garage has 2 up and over doors, eaves storage and power and light supplied. The front garden is mainly laid to lawn with landscaped flower and shrub borders with lighting. A pathway leads to the enclosed rear landscaped garden with fenced perimeter and astro turf lawn with established shrub borders. Two raised decked seating areas with lighting, one having a central Calor gas fire pit. Covered bar, bbq and pizza oven area. Polished Chrome Water feature, external lighting and power supplied. Directly off the garden room is a further patio area leading to the hot tub with external tap. Side 220 gallon/1000 litre oil tank and bin storage area.

WEBSITE

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CWH, Calum 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.

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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:

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