



24 Dunham Road, Newton-On-Trent LN1 2JR



£270,000

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Located on Dunham Road in Newton-on-Trent, this spacious four-bedroom detached family home offers comfortable living with a lounge diner leading to a conservatory. The property features a modern kitchen, a separate utility room, an ensuite to the main bedroom, and a downstairs WC. Enjoy a private and enclosed rear garden with lovely rural views, complemented by oil-fired heating and an integral garage. A gated driveway enhances the privacy and appeal of this well-situated residence.





Entrance Porch

Double glazed window to the right aspect, front door with single pane glass.

Entrance Hall

Door leading to garage, single panel radiator on stairs, cupboard.

Downstairs WC

Double glazed obscure glass window to the front aspect, single panel radiator, wall-mounted hand basin, and single flush toilet.



Lounge Diner 7.34m x 3.31m (24'1" x 10'11")

Dual aspect double glazed window to the front aspect and double glazed glass sidelights and door into conservatory, fireplace and surround, single panel radiator, double panel radiator, and single panel radiator.

Kitchen 2.98m x 3.24m (9'10" x 10'7")

Double glazed to the rear aspect, sink with drainer and mixer tap, space and plumbing for dishwasher, double panel radiator, floor and wall units, electric fan oven, four-ring hob, and space for freestanding dryer.

Utility 1.44m x 2.79m (4'8" x 9'2")



Window to the right aspect, door leading to the rear aspect, space for freestanding fridge freezer, floor and wall-mounted units, space and plumbing for washing machine, single panel radiator, additional under-counter space, and sink and drainer with mixer tap.

Conservatory 2.98m x 2.8m (9'10" x 9'2")

Double glazed on two sides with French doors leading to the patio area and window looking into the kitchen. TV point.

Bedroom One 4.31m x 3.34m (14'1" x 11'0")

Carpeted throughout, double glazed window to the front aspect, TV point, single radiator.

Ensuite 1.66m x 1.55m (5'5" x 5'1")

Double glazed obscure glass window to the front aspect, single flush toilet, wash hand basin on pedestal, quadrant shower with wall-mounted controls and shower unit, and single panel radiator.

Bedroom Two 4.23m x 3.49m (13'11" x 11'6")

Double glazed window to the front aspect, carpeted throughout, single panel radiator.



Bedroom Three 2.99m x 2.64m (9'10" x 8'8")

Double glazed window to the rear aspect, single panel radiator, and carpeted throughout.

Bedroom Four 2.81m x 2.31m (9'2" x 7'7")

Double glazed window to the front aspect, single panel radiator, carpeted throughout.

Bathroom 1.57m x 3.41m (5'2" x 11'2")

Obscure double glazed glass window to the rear aspect, single panel radiator, dual flush WC, wash hand basin on pedestal, and panel bath with mixer tap and shower attachment.

Garage 2.64m x 5.54m (8'8" x 18'2")

Power and lighting within. Floor mounted units

Front of property

Driveway with gate from the gravel area and access to the carriage driveway.

Rear Garden

Laid to lawn and facing rural views, private and enclosed.

Disclaimer



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

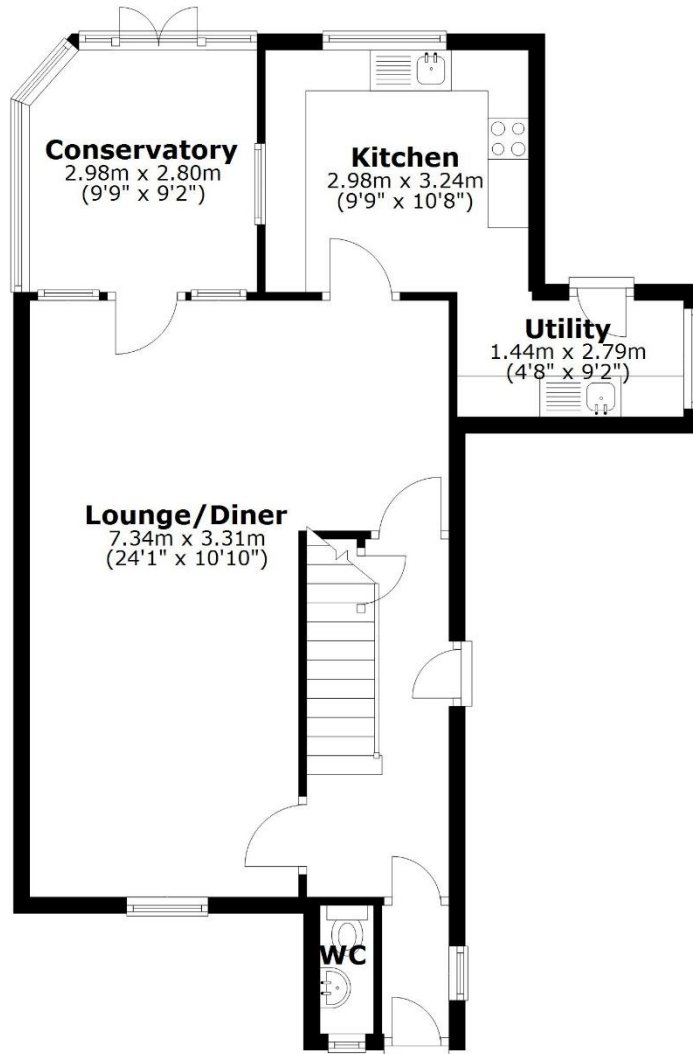
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



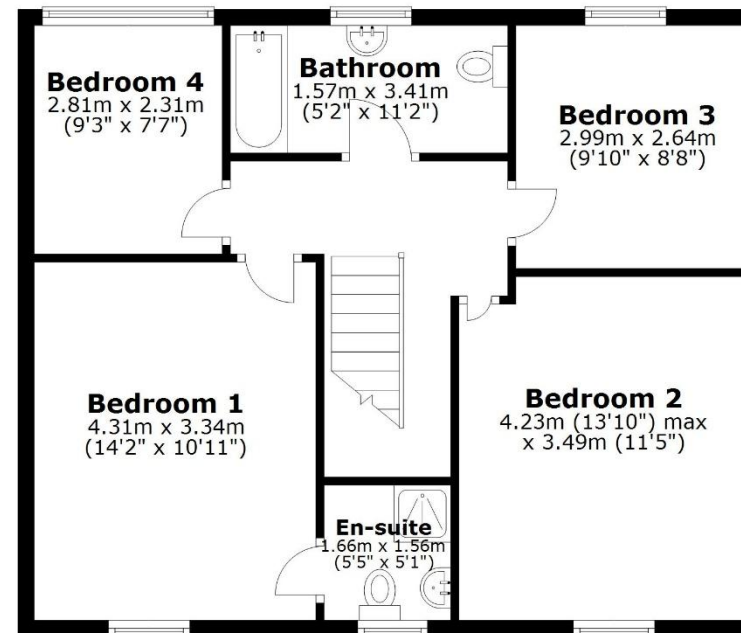
Ground Floor

Approx. 63.4 sq. metres (682.2 sq. feet)

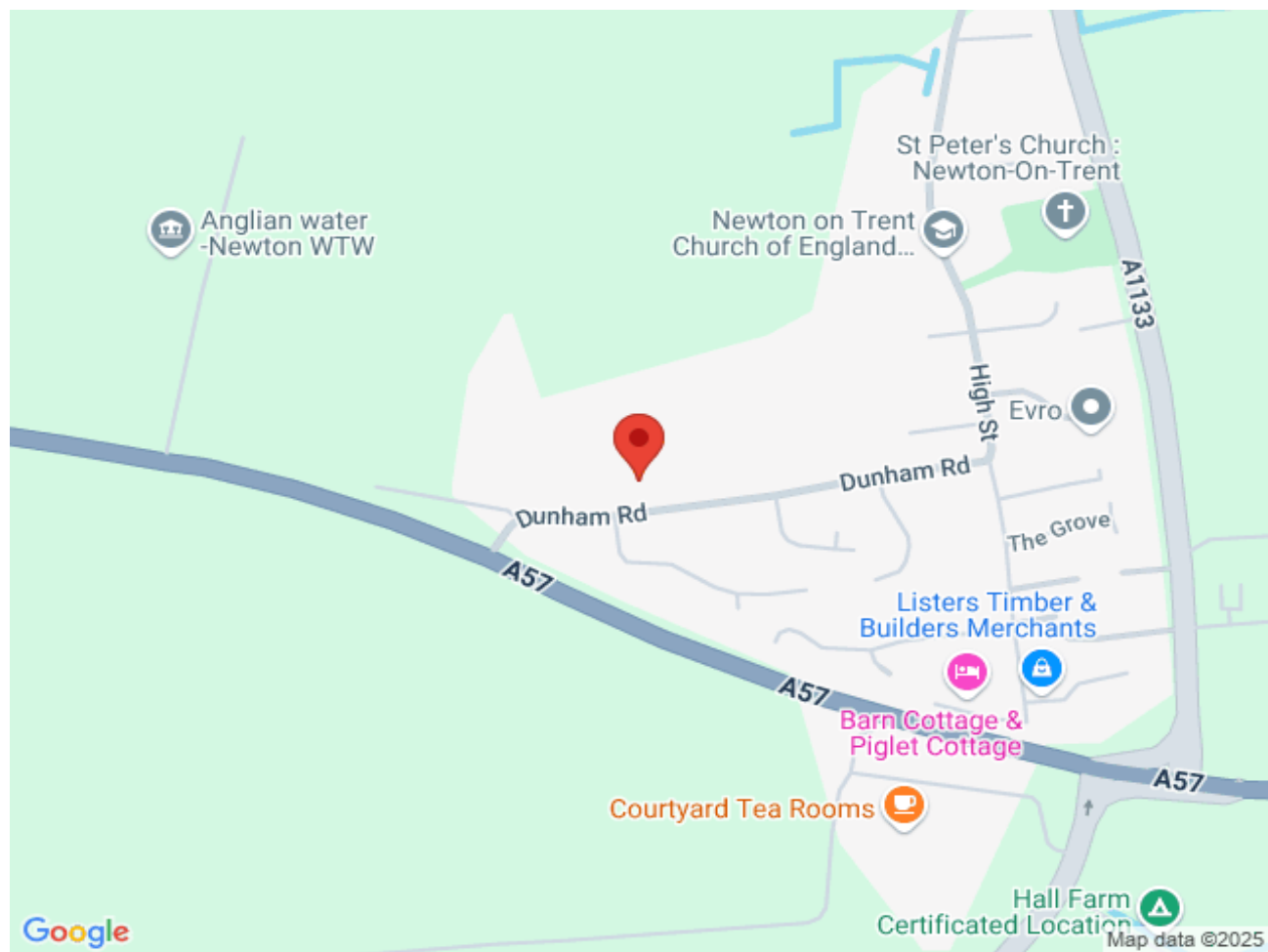


First Floor

Approx. 62.4 sq. metres (672.1 sq. feet)



Total area: approx. 125.8 sq. metres (1354.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

