



The Paddocks, Moorfield Farm

Ollerton Road, Oxton, NG25 0RE

£500,000

Situated in a secluded location and offering potential for further development and modernisation this detached house which was originally two until 2006 sits on a substantial plot and offers accommodation including entrance hall, cloakroom/wc, lounge, sitting room, breakfast kitchen, breakfast area, utility room, study. First floor, Bedroom one and two have en-suite facilities, two further bedrooms and family bathroom. Outside, set down a private drive with parking for numerous vehicles and ample space for a garage subject to planning, large rear lawn garden with open fields beyond.



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SERVICES

Services available including electric and water. Private drainage system.

EPC RATING – to follow.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ENTRANCE HALL

Radiator. Glazed panel windows to the side and front elevations. Understairs cupboard. Door leading to the sitting room. Stairs rising to the first floor.

LOUNGE 20' 6" x 11' 4" (6.25 m x 3.45m) Two radiators. Two double glazed windows to the front elevation. T.V point. Feature fire set within a marble inset and hearth with wooden surround.



SITTING ROOM 17' 0" x 12' 10" (5.18m x 3.91m) Wall lights. Double glazed doors to the rear elevation. T.V point. Feature fire sat upon a marble hearth with inset and wooden surround. Double doors leading through to the entrance hall.

BREAKFAST KITCHEN 20' 2" x 9' 6" (6.15m x 2.9m) Fitted with a range of wall and base units surmounted by a work surface inset with undermounted sink and mixer tap. Integral appliances include a dishwasher and fridge. Freestanding cooker. Radiator. Two double glazed windows to the rear elevation. Splash back tiling to walls and tiled floor.

BREAKFAST AREA 13' 0" x 9' 03" (3.96m x 2.82m) Double glazed window to the side and double glazed double door to the rear. Radiator. Archway to;



UTILITY ROOM 12' 6" x 6' 03" (3.81m x 1.91m) Base units with stainless steel single drainer sink unit. Tiled floor. Plumbing for washing machine. Double glazed window and glazed panel door to the side elevation.

CLOAKROOM/WC 9' 01" x 3' 04" (2.77m x 1.02m) Fitted with a pedestal wash hand basin and low flush WC. Splash back tiling to walls. Double glazed window to the side elevation.

STUDY 6' 8" x 9' 05" (2.03m x 2.87m) Radiator. Double glazed window to the side elevation.

FIRST FLOOR LANDING
Doors off.



BEDROOM ONE 20' 7" x 11' 6" (6.27m x 3.51m) Radiator. Two double glazed windows to the front elevation. Archway to walk-in wardrobe and en-suite

EN-SUITE 5' 5" x 9' 5" (1.65m x 2.87m) Fitted with a suite comprising walk-in double shower cubicle, pedestal wash hand basin and low flush W.C Heated towel rail. Tiled walls and floor. Double glazed window to the rear elevation.

BEDROOM TWO 11' 9" x 8' 4" (3.58m x 2.54m) Radiator. Double glazed window to the front elevation.

EN-SUITE 8' 04" x 8' 04" (2.54m x 2.54m) Walk-in shower cubicle, pedestal wash hand basin and low flush WC. Radiator. Splash back tiling to walls and tiled floor. Double glazed window to the front elevation.

BEDROOM THREE 11' 6" x 9' 04" (3.51m x 2.84m) Radiator. Double glazed window to the rear elevation.

BEDROOM FOUR 9' 02" x 9' 04" (2.79m x 2.84m) Radiator. Double glazed window to the rear elevation. Loft access, immersion heater in the loft space.



FAMILY BATHROOM 9' 06" x 8' 06" (2.9m x 2.59m) Fitted with a suite comprising slipper bath with shower attachment, pedestal wash hand basin and low flush WC. Tiled floor. Radiator. Double glazed window to the rear elevation.



OUTSIDE

To the front of the property a driveway provides off road parking for numerous cars, space for garage, subject to obtaining the necessary planning consents. The enclosed rear garden is laid mainly to lawn with a side gate, lighting and electric meters.

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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, B ridge 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.

CMH, 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.

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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.

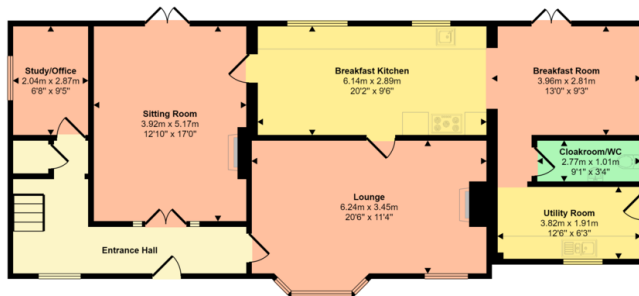
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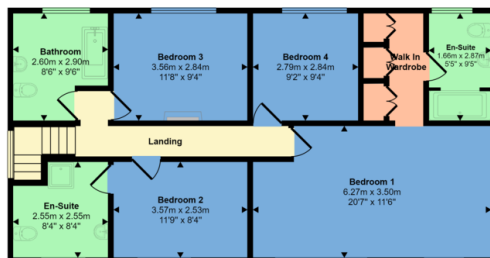
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Approx Gross Internal Area
190 sq m / 2042 sq ft



Ground Floor
Approx 107 sq m / 1154 sq ft



First Floor
Approx 83 sq m / 889 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 errors, omissions or mis-statements. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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