



**Manor Farm Bungalow Trent Lane, North Clifton Newark NG23
7AT**

welcome to

Manor Farm Bungalow Trent Lane, North Clifton Newark

Call now to view this wonderful detached chalet situated in the popular village of North Clifton, boasting approximately THREE ACRES of land set across two area's with 5 STABLES AND TACK ROOM, ideal for those looking for equestrian facilities with the potential and space for further additions.



Entrance Hall

Door to front aspect, stairs to first floor landing, carpet fitted

Lounge

12' 6" x 13' 1" (3.81m x 3.99m)

Window to front aspect, open fire, carpet fitted, TV point

Dining Room

12' 3" x 11' 1" (3.73m x 3.38m)

Window to front aspect, laminate flooring, wall mounted panel radiator

Kitchen

9' 6" x 11' 1" (2.90m x 3.38m)

Window to rear aspect, a fitted kitchen in a range of base units with wooden work tops over, ceramic Belfast sink with mixer tap, tiled splashbacks, vinyl flooring, electric hob, integral oven, integral freezer, integral dishwasher and space and plumbing for washing machine, wall mounted panel radiator, engineered wood flooring and part tiling.

Utility Room

9' 1" x 7' 8" (2.77m x 2.34m)

Window to front and side aspect, door to rear aspect, fitted with a range of wall and base units with work tops over, vinyl flooring, tiled splashbacks, space for a fridge freezer, LED spotlights

Bedroom Three

9' 9" x 11' 2" (2.97m x 3.40m)

Window to rear aspect, carpet fitted, wall mounted panel radiator

Shower Room

Window to rear aspect, shower cubicle, WC, wash hand basin with vanity unit, extractor fan, fully tiled

First Floor Landing

Carpet fitted

Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m)

Window to side aspect, carpet fitted, wall mounted panel radiator

Bedroom Two

13' 7" x 9' 9" (4.14m x 2.97m)

Window to side aspect, carpet fitted, wall mounted panel radiator

Front Garden

Block paved driveway providing off road parking with lawned area with a variety of shrubs and trees

Rear Garden

rear garden with stable block and timber built shed, laid to lawn enclosed by fencing.

Agent Note

Please note there is a shared driveway providing access to the bungalow's entrance, a maintenance payment paid yearly for the water board and a byway giving access to the 2nd paddock.



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welcome to

Manor Farm Bungalow Trent Lane, North Clifton Newark

- DETACHED THREE BEDROOM CHALET BUNGALOW WITHIN A POPULAR VILLAGE LOCATION
- IDEAL FOR THOSE LOOKING FOR LAND AND EQUESTRIAN FACILITIES WITH APPROXIMATE 3 ACRES
- FIVE STABLES AND TACK ROOM
- AMPLE OFF ROAD PARKING
- KITCHEN AND UTILITY ROOM WITH FURTHER TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: E

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR118342 - 0013

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