



3 New Road, Hawksworth,
Nottinghamshire, NG13 9DE

£274,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase an interesting and deceptive semi detached chalet style home tucked away in a small cul-de-sac setting within this highly regarded and much sought after village.

The property offers a versatile level of accommodation with the ability to be utilised both as a two storey or single storey home ideal for those looking to downsize and requiring a home that can be used as a bungalow in the future.

The accommodation comprises initial L shaped entrance hall which leads through into a dual aspect sitting room and, in turn, dining room overlooking the rear garden, an L shaped kitchen fitted with a generous range of units providing an excellent level of storage and a ground floor bedroom/reception which lies adjacent to a modern bath/shower room. To the first floor there are two further bedrooms off a central landing.

As well as the accommodation on offer the property occupies a pleasant plot, relatively generous by modern standards, with ample off road parking and a detached garage and established gardens to the front and rear. The rear garden has been landscaped for low maintenance living with granite chipping and decked seating areas, a productive vegetable garden and established trees and shrubs affording a relatively good degree of privacy.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

HAWKSWORTH

Hawksworth is an idyllic village located off the A52 in the triangle between the market towns of Bingham, Newark and Grantham accessible to the cities of Nottingham and Leicester, the A1 and M1. The village has its own church, part of which is used as the village hall and nearby primary schools are available in Aslockton and Orston which also have local public houses. Shopping facilities are located in nearby Bingham which also has a railway station with a Nottingham to Grantham link.

The market town of Bingham is well equipped with local

amenities including both primary and secondary schools, leisure centre, railway station with links to Nottingham and Grantham, range of local shops, doctors and dentists, several pubs and restaurants. Bingham is also conveniently located close to the A46 and A52 with further links to the A1 and M1 providing good road links to Nottingham and Leicester.

A TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS INTO:

INITIAL ENTRANCE HALL

14'3" x 5'6" (8'4" max) (4.34m x 1.68m (2.54m max))



An L shaped entrance hall having attractive spindle balustrade staircase rising to the first floor with useful under stairs alcove beneath, central heating radiator and stained pine architrave and skirting.

Further doors leading to:

SITTING ROOM

13'8" x 11'6" (4.17m x 3.51m)



A light and airy room benefitting from windows to two elevations and linking through into a dining area with access out into the garden at the rear. The focal point of the room is a chimney breast with feature fire surround and mantle with inset electric log effect fire and alcoves to the side, coved ceiling, deep pine skirting, contemporary column radiator, bay window to the front and additional window at the side.

An open archway leads through into:



DINING ROOM

8'4" x 8'2" (2.54m x 2.49m)



Having access out into the rear garden with double glazed sliding patio door, coved ceiling, central heating radiator and pine skirting.

Returning to the entrance hall a further doors lead to:



L SHAPED KITCHEN

11'5" max x 17'4" max (3.48m max x 5.28m max)



An L shaped kitchen appointed with a generous range of modern wall, base and drawer units with glass fronted display cabinets and brush metal fittings, two runs of laminate preparation surfaces providing an excellent level of working area one of which has inset twin bowl corner sink unit with chrome mixer tap and tiled splash backs, free standing electric range, integrated washing machine and dishwasher, space for fridge freezer and tumble dryer, floor standing Worcester central heating boiler, contemporary towel radiator and double glazed exterior door and windows overlooking the garden.



GROUND FLOOR RECEPTION/BEDROOM

11' x 8'1" (3.35m x 2.46m)



A versatile room which can be utilised as a ground floor bedroom or additional reception, ideal as a home office or snug, having central heating radiator and window to the front.

BATH/SHOWER ROOM

10'7" x 5'4" (3.23m x 1.63m)



Having a contemporary suite comprising panelled bath with chrome mixer tap and integral shower handset, separate quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, closed coupled WC, pedestal washbasin, fully tiled walls and floor, contemporary towel radiator and obscured glazed window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having under eaves storage and pitched ceiling.

Further doors leading to:

BEDROOM 1

11'7" x 11' (3.53m x 3.35m)



A double bedroom having aspect to the side with built in storage cupboard, alcove to the side, additional access to under eaves storage, central heating radiator and access loft space above.



BEDROOM 2
14'5" x 11' max (4.39m x 3.35m max)



A further double bedroom having aspect to the front with part pitched ceiling, central heating radiator and dormer window.



EXTERIOR



The property occupies a delightful location close to the heart of this highly regarded and pretty village, set back towards the end of a small cul-de-sac behind an established hedged frontage with open driveway providing off road car standing for several vehicles and in turn leading to a detached garage. The majority of the frontage is laid to lawn with borders well stocked with established shrubs. From the driveway a wrought iron gate gives

access into the rear garden. which is relatively generous by modern standards, landscaped for relatively low maintenance living and offering a good degree of privacy being bordered by established hedging and panelled fencing, having granite chipping seating area with raised timber deck, borders stocked with an established range of trees and shrubs, an additional enclosed vegetable garden providing a further versatile outdoor space ideal for the keen gardener with a useful aluminium frame greenhouse, outside lighting and cold water tap.



GARAGE

15'8" x 8' (4.78m x 2.44m)

A detached brick built garage having timber ledge and brace doors, power and light, window and courtesy door to the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

The property has oil fired central heating but on mains electric and water

Property is understood to be of standard construction (information taken from Energy performance certificate and/or vendor)

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

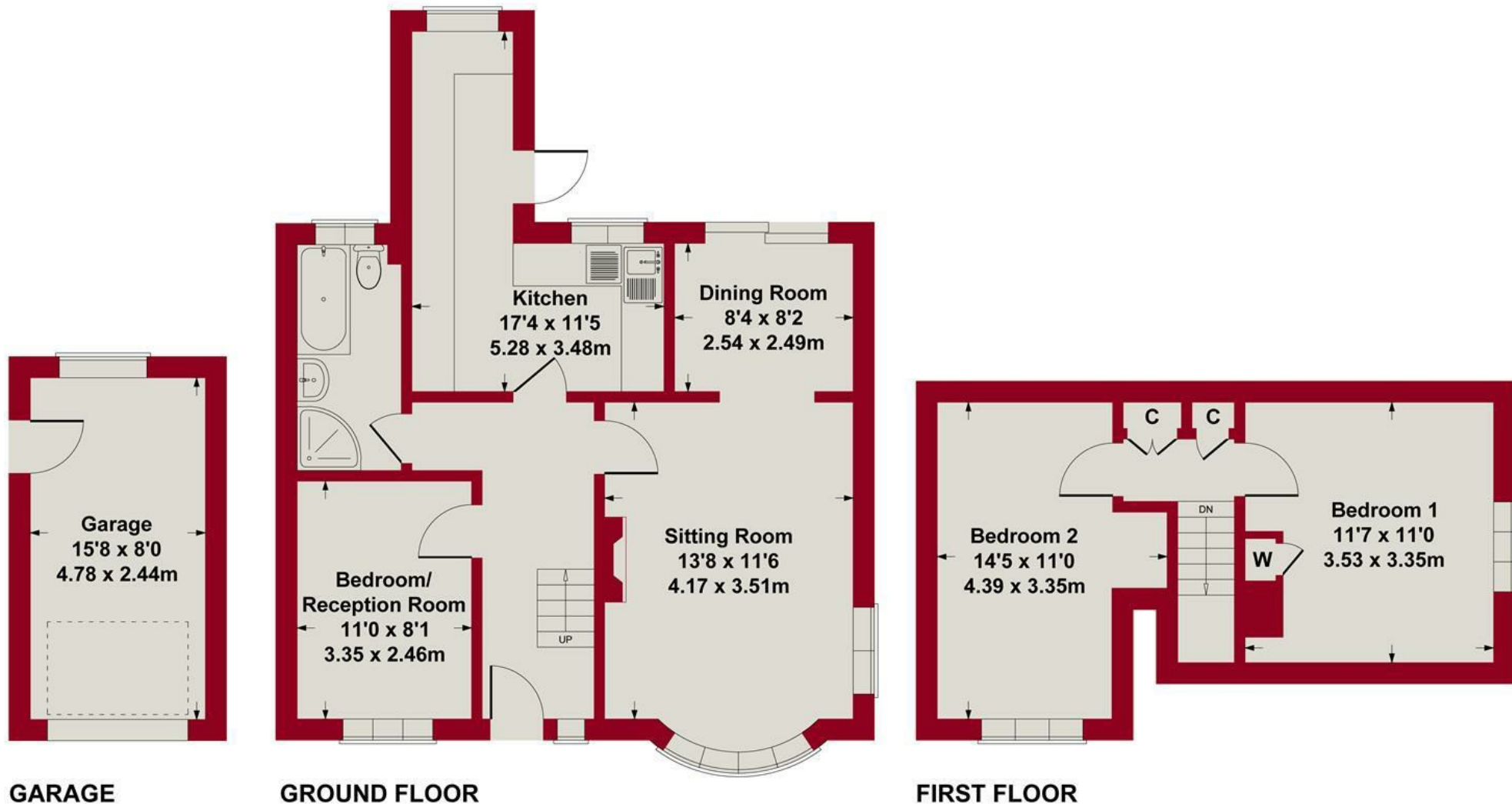
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Approximate Gross Internal Area
1066 sq ft - 99 sq m

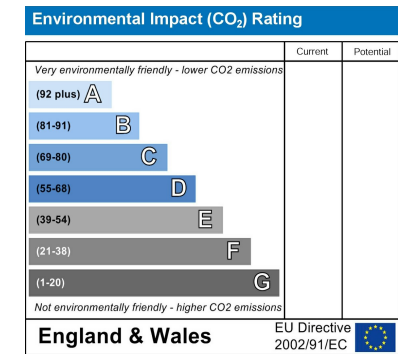
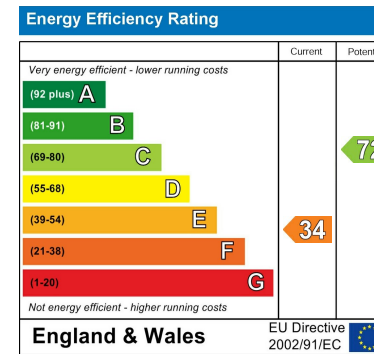


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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