



Angolo Vista Grassthorpe Road, Normanton  
on Trent, Newark, NG23 6RG

**£390,000**  
Tel: 01636 611811

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\*\*\* SPACIOUS DETACHED BUNGALOW ON A GENEROUS PLOT \*\*\*

Angolo Vista is an individually built and designed detached bungalow with two double bedrooms situated on an attractive and secluded plot of 0.26 acre or thereabouts with gardens to the front and rear and attractive views over the adjoining countryside. The current owners have carried out significant improvement to the property including re-fitted shower room, new oil fired central heating boiler and oil storage tank, internal redecoration, a new conservatory roof and outside the gardens have been landscaped along with a new gravel driveway. The property offers potential to extend subject to the relevant planning permission and would provide an ideal home for a couple or a family seeking a quality home in a rural location.

DIRECTION NOTE: The property is on the junction of South Street and South Lane.

The living accommodation can be briefly described as follows:

Entrance porch, entrance hall, lounge, dining room which is open plan to the conservatory which enjoys views of the garden and surrounding countryside. Kitchen which was fitted with a range of modern units and appliances in 2017, two double bedrooms, shower room which has been refitted with a quality white suite and there is a study which can be used as a home office or third bedroom.

The property is very well presented throughout and has the benefit of an oil fired central heating system with new boiler. The windows are uPVC double glazed. There is one wood framed double glazed window in the laundry room. The bungalow has a delightful rural location in this sought after village and viewing is highly recommended.

Normanton on Trent is a village situated approximately 10 miles North of Newark, and with commuting distance of Newark, Retford, Lincoln and Nottingham. The village has amenities including St Matthews C of E Primary School currently graded good by Ofsted and two pubs, further amenities can be found just 2 miles away at Sutton on Trent, which include a Doctors surgery, Co-op convenience

store, delicatessen with small cafe, two hairdressers and a primary school. The Tuxford Academy Secondary School which is rated outstanding by Ofsted is located just a short drive away in Tuxford (4 miles). Nearby Newark has shopping facilities including a Marks & Spencer food hall, Waitrose, Aldi, Morrisons & Asda supermarkets.

Fast trains are available from Newark Northgate Railway Station connecting to London King's Cross with a journey time of approximately 75 minutes.

Normanton on Trent has a network of footpaths, bridleways and country lanes connecting to the surrounding countryside, neighbouring villages and riverside walks along the River Trent.

The bungalow is constructed of brick elevations under a tiled roof covering and the living accommodation can be described in more detail as follows:

UPVC double glazed front entrance door. Entrance Porch.

#### INNER HALL

With radiator, wood effect laminate floor.

#### LOUNGE

17'11 x 11'

(Measurement excludes bay window)



Walk-in bay with uPVC double glazed window to the front elevation with outlook over the front garden. Two radiators, marble style feature fireplace and hearth with electric flame effect fire.

#### DINING ROOM

10'11 x 9'11 (3.33m x 3.02m)



With radiator, LED lighting, wood effect laminate flooring.



Opening to:

### CONSERVATORY

11'9 x 10' (3.58m x 3.05m)



With vaulted uPVC clad ceiling, uPVC double glazed windows, built on a brick base, French doors giving access to the garden, continuation of wood effect laminate flooring from the dining room, two radiators.

### KITCHEN

15'3 x 10'10 narrowing to 5'11 (4.65m x 3.30m narrowing to 1.80m)



Ceramic tiling to the floor, uPVC double glazed window to the rear with outlook over the garden. A range of Shaker design cream coloured kitchen units, comprise base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer, new metro style tiling to the splash backs. Appliances include integral dishwasher, fridge, electric oven, hob and extractor over. LED ceiling light, radiator.



### LAUNDRY ROOM

6'5 x 4'4 (1.96m x 1.32m)

With working surfaces, plumbing for a washing machine, wood framed sealed unit double glazed window to the rear.

### UTILITY ROOM

10'7 x 6'8 (3.23m x 2.03m)

With stainless steel sink unit and drainer with mixer tap, part glazed door to:



### STUDY/HOME OFFICE/BEDROOM 3

10'10 x 8'11 (3.30m x 2.72m)



With radiator, uPVC double glazed window to the front elevation with outlook over the garden.

### BEDROOM ONE

12'6 x 13'9 (3.81m x 4.19m)

(Measured into Bay window)



Two fitted double wardrobes with cupboards above, walk-in bay with leaded light uPVC double glazed window to the front, radiator.

### BEDROOM TWO

13' x 11'5 (3.96m x 3.48m)

(Measured into bay window)



Walk-in bay with leaded light, uPVC double glazed window to the front elevation, outlook onto the garden, radiator, two double fitted wardrobes with cupboards over.

### SHOWER ROOM

6'10 x 6'9 (2.08m x 2.06m)



Refurbished with new tiling and suite, comprising fully tiled walls, Karndean flooring, wash hand basin with Chrome Monobloc mixer tap and vanity cupboard below. Low suite WC, double shower cubicle with glass screen and sliding doors, wall mounted chrome shower fitting with rain head shower and hand shower, wall mirror, LED lighting, uPVC double glazed window.



## OUTSIDE



Greenstar Heatslave II external oil fired central heating boiler and a new bunded oil tank with timber screen.

Timber frame lattice design rear porch, block paved patio terrace to the rear of the bungalow.

This secluded garden is laid to lawn with mature and established hedgerows to the boundaries and a pleasant outlook onto the adjoining open countryside. Small timber garden shed measuring 6' x 4', large timber garden shed measuring 14' x 8'.

There is a pleasant wood framed pergola creating a seating area at the rear of the garden. The garden is planted with mature trees and shrubs. To the front there is a field gate entrance with boundary hedgerows, gravel driveway with ample parking for several vehicles and path leading to the front door. Mature trees and shrubs and a spacious area of lawn extends from the frontage of the bungalow to the boundaries which are lined with established hedgerows. In all the property extends to 0.26 acre or thereabouts (a plan is attached to these particulars for identification purposes).



### SERVICES

Mains water, electricity and drainage are all connected to the property. Essential heating system is oil fired. There is no mains gas in Normanton on Trent.

### TENURE

The property is freehold.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

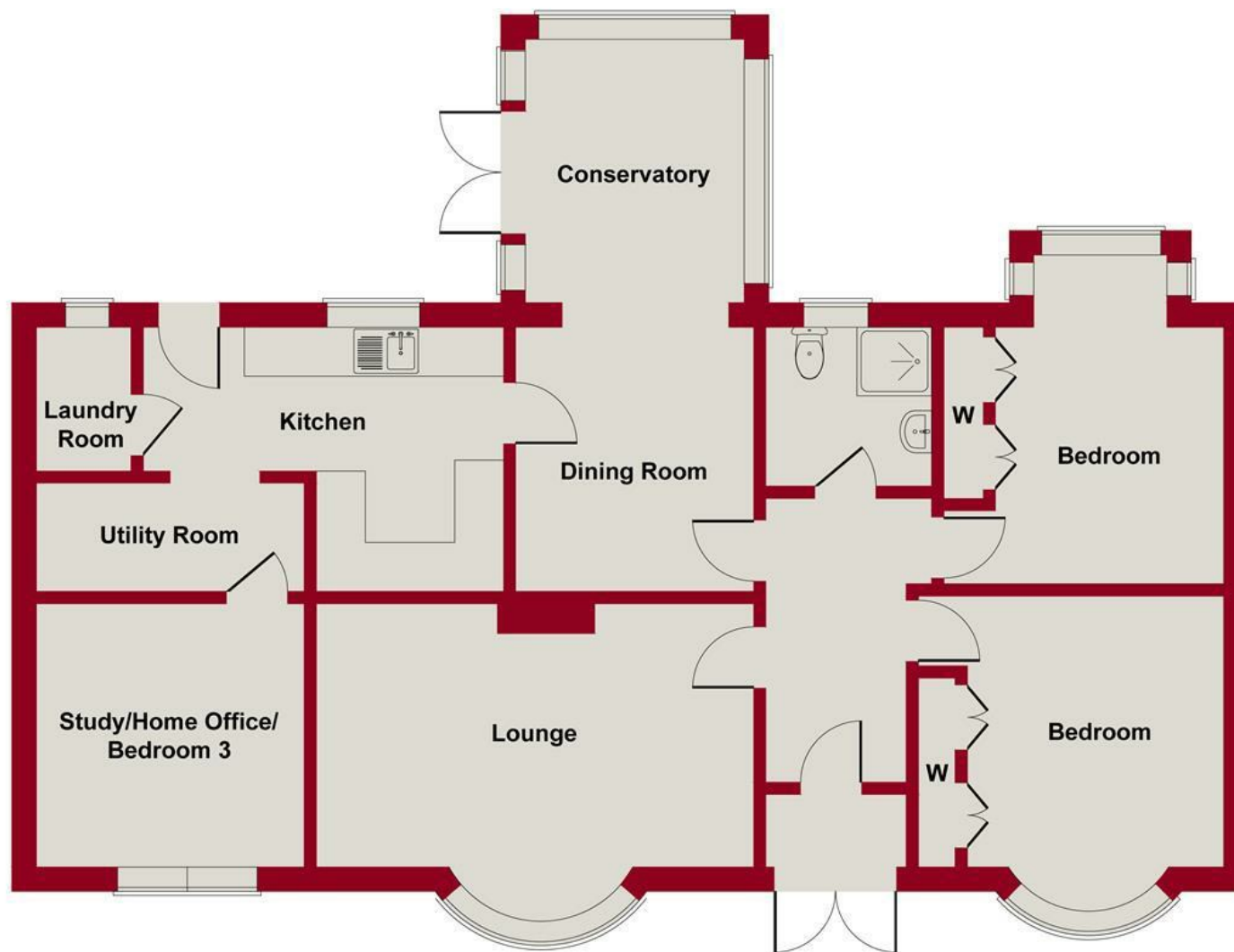
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### VIEWING

Strictly by appointment with the selling agents.

### COUNCIL TAX

Band D with Bassetlaw District Council.



## GROUND FLOOR

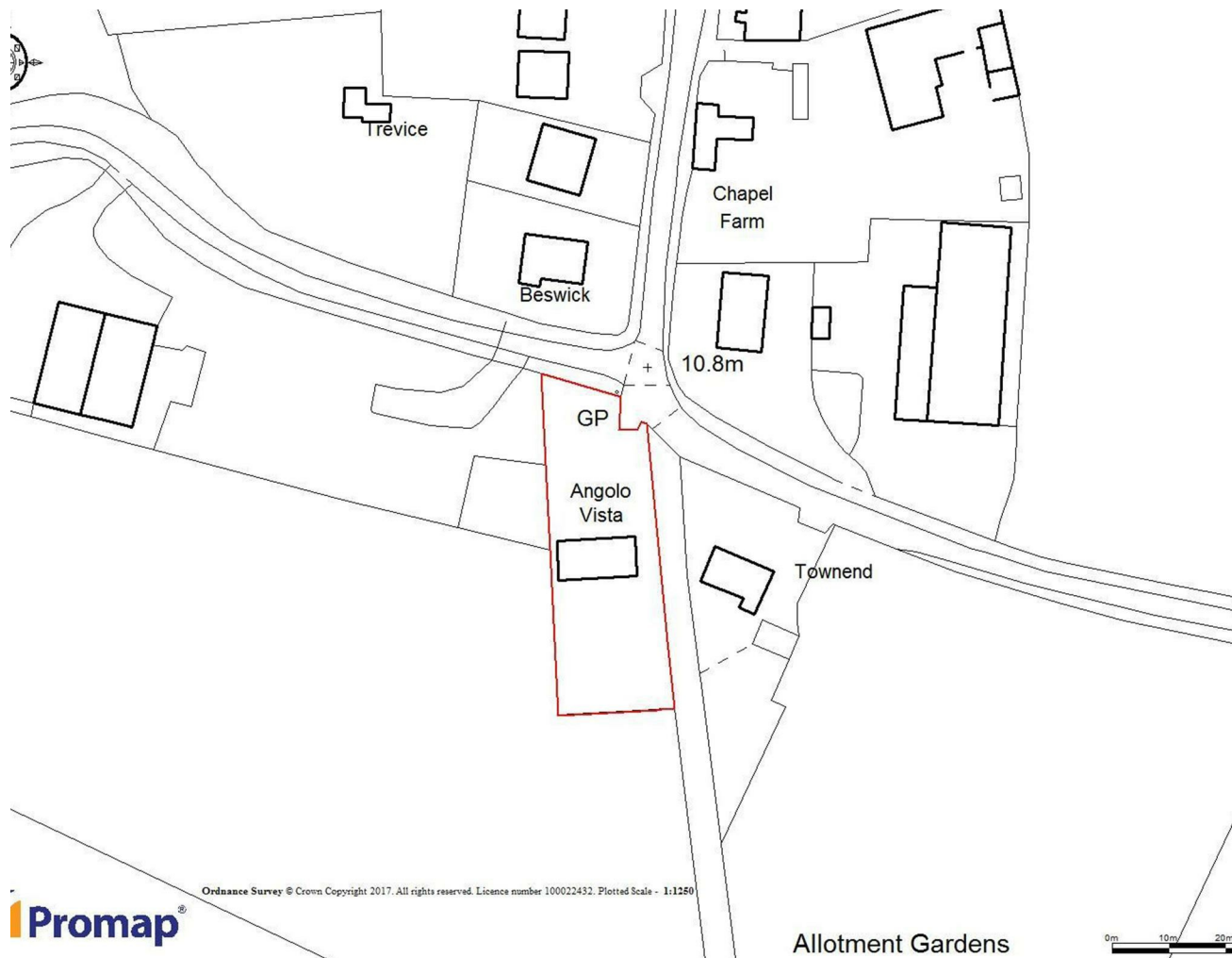
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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