



8 Hemplands Lane, Sutton-On-Trent,
Newark, NG23 6PU

£200,000
Tel: 01636 611811

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

Situated in the charming village of Sutton-on-Trent, this two bedroom semi-detached bungalow on Hemplands Lane presents a good opportunity for those seeking a peaceful retreat with potential to modernise. Built circa 1960, this property offers 626 sq.ft of living space, including two comfortable bedrooms and a bathroom.

As you enter, you are welcomed into a spacious dining kitchen, perfect for family meals and entertaining guests. The separate living room offers a cosy space to relax and unwind. The bungalow is set on a substantial plot, surrounded by attractive gardens that provide a delightful outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air.

The property benefits from ample parking for two cars on the driveway, along with a single garage providing extra storage, ensuring convenience for residents and visitors alike. While the bungalow does require some modernisation, it presents a fantastic opportunity to create and upgrade a home tailored to your tastes and preferences.

Sutton-on-Trent is a sought-after village, offering essential amenities such as a pub, doctor's surgery, a local Co-op store, and a primary school rated good by Ofsted, making it an excellent choice for families and individuals seeking to downsize alike. The village is well connected to Newark, Retford and surrounding villages by the accessible local bus service, provided by Marshall's Coaches. Additionally, the beautiful surrounding countryside offers miles of country lanes, public footpaths, bridleways and access to riverside pastures, ideal for walking, horse riding and cycling.

This semi-detached bungalow, built circa 1960, is constructed with brick elevations under a concrete tiled roof covering. The central heating system is oil fired and there are uPVC double glazed replacement windows. The living accommodation can be described in more detail as follows:

KITCHEN

15'2 x 10'11 (4.62m x 3.33m)



UPVC double glazed entrance doors to the rear and side elevations. UPVC double glazed window to the side elevation. Built in floor to ceiling cupboard. Firebird S90 oil fired central heating boiler. Double panelled radiator. Kitchen units comprise base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer. Electric point for a cooker.

REAR PORCH

UPVC double glazed porch and rear entrance door.

LIVING ROOM

10'11 x 10'4 (3.33m x 3.15m)



UPVC double glazed window to front elevation, radiator, open fireplace with tiled surround and hearth.

LOBBY

7'5 x 3'11 (2.26m x 1.19m)

Connecting to the bedrooms and bathroom.

BEDROOM ONE

12'4 x 12'5 (3.76m x 3.78m)

(narrowing to 10'4)



UPVC double glazed window to the front, radiator.

BEDROOM TWO

13'1 x 6'9 (3.99m x 2.06m)



UPVC double glazed window to the rear, radiator.

BATHROOM

11' x 5'3 (3.35m x 1.60m)



Fitted with a white suite comprising low suite WC, wash hand basin and vanity cupboard below, panelled bath. Part tiled walls, double panelled radiator, uPVC double glazed window to the rear. Built in airing cupboard with latted shelving and hot water cylinder. Loft access hatch.

OUTSIDE



The bungalow is well positioned on a generous sized plot. To the frontage there is a garden laid to lawn and a concrete driveway with parking for up to three cars.

SINGLE GARAGE

16'6 x 8'5 (5.03m x 2.57m)

A brick built single garage which had a new roof fitted circa 2022 and has a set of new wooden centre opening doors to the front.



The pleasant rear garden is enclosed and laid mainly to lawn with a good degree of privacy. Additionally there is a paved yard area and pathways.

TENURE

The property is freehold.

SERVICES

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

AGENTS NOTE

The property falls within the Sutton on Trent Conservation Area.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band B.

Floor Plan

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.3 sq. feet)



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		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers