



Kyndawr Green Lane, Girton, Newark,  
Nottinghamshire, NG23 7HZ

**£350,000**  
Tel: 01636 611 811

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



A detached, prefabricated bungalow situated on a plot of approximately 1.5 acres or thereabouts with gardens, paddock and outbuildings. The bungalow offers modern living accommodation with the benefit of UPVC double glazed windows and a new Electric central heating system with a Fischer electric boiler and hot water heater. Additionally, there are roof mounted Solar Panels. The property offers potential to rebuild subject to the relevant Local Authority planning permissions and is situated opposite a beautiful woodland nature reserve.

The living accommodation can be briefly described as follows: hall, lounge, sitting/dining room, kitchen, three bedrooms and a family bathroom with a modern white suite which was renewed in 2023.

The property offers well presented and comfortable living accommodation for a family in a superb rural location. The land offers potential to keep horses and to grow your own vegetables. There are 4 apple trees on the land. Viewing is highly recommended.

Girton is a rural village situated approximately 8 miles from Newark. Local amenities can be found at the nearby village of Collingham which include a primary school, public house, a medical centre and shops. Further shopping facilities can be found at the nearby town of Newark including a recently opened M&S Food Hall, Asda, Morrisons and Waitrose supermarkets. Fast trains are available from Newark Northgate station with a journey time to London King's Cross of approximately 75 minutes. Further railway stations are located at Collingham and Newark with train services to Lincoln and Nottingham. Lincoln is also within commuting distance and offers a range of facilities.

The bungalow is of prefabricated construction and is believed to have been on this site since circa 1952, brick walls and a pitch roof were built around the original bungalow circa 1990. The property has been nicely modernised over the years to provide comfortable family living accommodation. The living accommodation can be more fully described as follows:

### SITTING/DINING ROOM

18'3 x 10'3 (5.56m x 3.12m)



Having UPVC double glazed front entrance door, UPVC double glazed windows to the front and side elevations, liquid propane gas fire (non-functional), feature fireplace, radiator, telephone point.



### LOUNGE

13'4 10'3 (4.06m x 3.12m)



Having double panelled radiator, UPVC double glazed French doors giving access to the rear garden, television point.

### KITCHEN

10'9 x 8'10 + 13' x 7'4 (3.28m x 2.69m + 3.96m x 2.24m)



An L shaped room with UPVC double glazed door to rear elevation and windows to side and rear elevations, double panelled radiator, fitted base cupboards and drawers with working surfaces above, tiled splash backs, ceramic sink



and drainer, plumbing for automatic washing machine, gas point and space for Range. Open cupboard housing the Fischer electric central heating boiler heating the wet radiators and Aquafficient instant hot water tank.

### BEDROOM ONE

11'9 x 10'3 (3.58m x 3.12m)



With UPVC double glazed window to the front elevation, radiator, two wardrobes with shelving and cupboards over.

### BEDROOM TWO

11'3 x 9'3 (3.43m x 2.82m)



Having UPVC double glazed windows to the front and side elevations, double panelled radiator.

### BEDROOM THREE

9'2 x 7'3 (2.79m x 2.21m)



Having UPVC double glazed window to the rear elevation.

### HALL

With UPVC double glazed door to the rear elevation, double panelled radiator.

### SHOWER ROOM



With a modern white suite fitted in 2023 comprising, wash hand basin with vanity cupboards and drawers below; low suite WC. Double shower cubicle with tray, tiling to the walls, glass screen, Grohe wall mounted shower with over head rain and a hand shower. Chrome

towel radiator, fully tiled walls, extractor, UPVC double glazed window to the rear elevation.

### OUTSIDE



The property occupies a plot of approximately 1.5 acres or thereabouts.

Field gate entrance and drive, Beech hedge to the front boundary, lawned front garden planted with trees and shrubs.

Liquid propane gas tank, view of the nature reserve opposite.

There is a lawned garden to the rear of the bungalow planted with trees and shrubs. Greenhouse.

A gate gives access to a grass paddock with stock proof fence, vegetable garden area.





## OUTBUILDINGS

Timber workshop with two rooms comprising:

### SUN ROOM

15'11 x 18'10 (4.85m x 5.74m)



With power and light connected and with insulated walls and ceiling. French doors opening to the south elevation. Door to the side. Door giving access to:

### WORKSHOP/GARAGE

20'9 15'6 (6.32m 4.72m)



With centre opening double doors to the front, wooden floor, insulated walls and ceiling, power and light connected.

### TIMBER STABLES COMPRISING:



#### STABLE ONE

12'1 x 10'6 (3.68m x 3.20m)

#### STABLE TWO

11'9 x 10'4 (3.58m x 3.15m)

#### TACK ROOM

10'8 7'0 (3.25m 2.13m)

#### STORAGE BARN

36' x 14' (10.97m x 4.27m )

With centre opening doors to the front, concrete floor.

#### PADDOCK





## GARDENS



## SERVICES

Mains water and electricity are all connected to the property. Drainage is by cesspit with a separate pit for grey water. There is electric central heating which heats 'wet' radiators in the rooms and fired by a new Fischer electric boiler with a Aquafficient instant hot water tank, located in the kitchen cupboard. The LPG tank remains to supply the cooking range.

## 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.

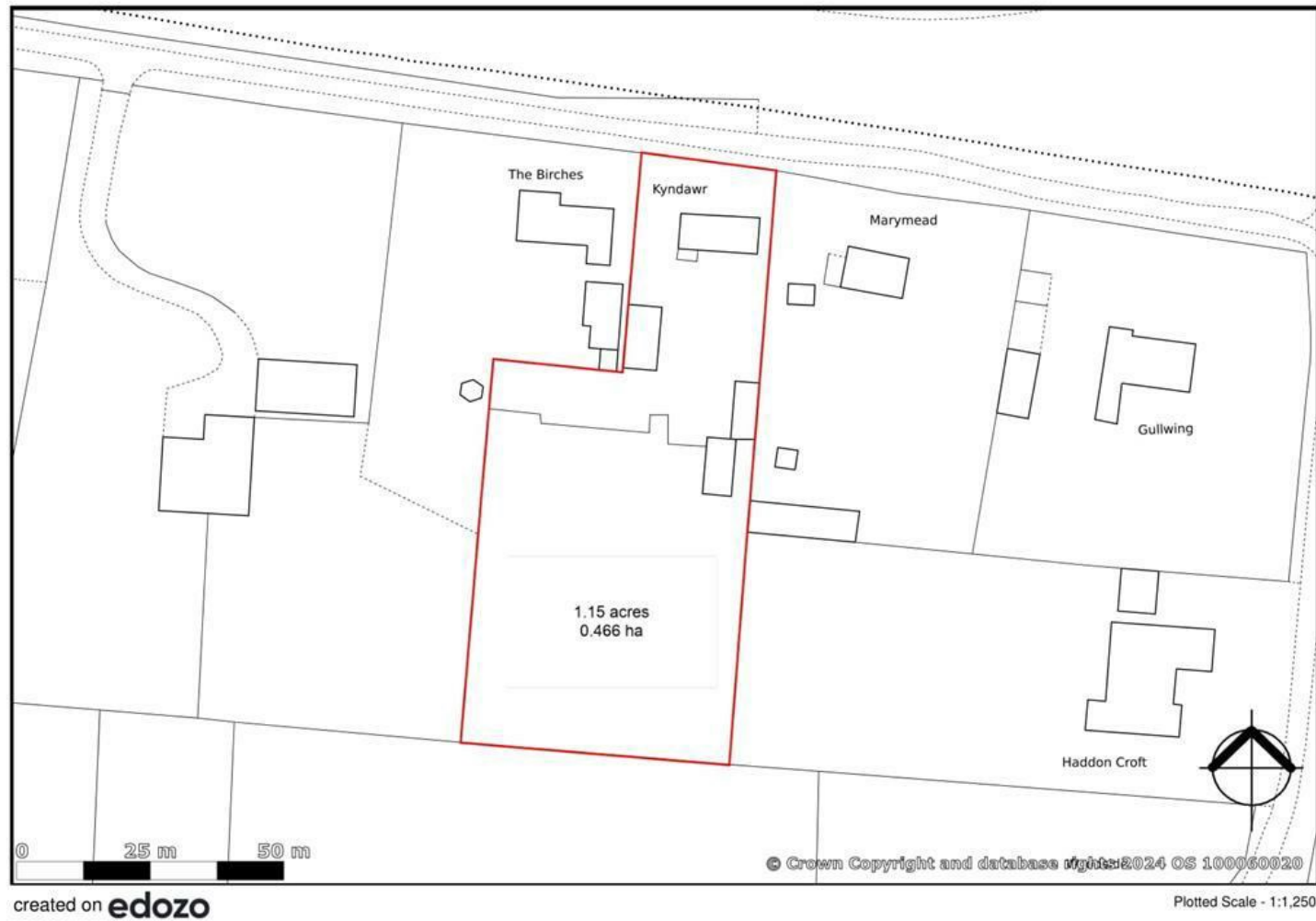
## VIEWING

Strictly by appointment with the selling agents.

## COUNCIL TAX BAND

Council Tax Band A under Newark and Sherwood District Council

Kyndawr, Green Lane, Girton, Newark, NG23 7HZ



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

### Ground Floor

Approx. 92.5 sq. metres (995.6 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



**RICS**



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