



**Shawfield Main Street, Bleasby, Nottingham,
NG14 7FU**

Price Guide £600,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Detached Three/Four Bedroomed Bungalow
- Two Reception Rooms & Kitchen
- Study/Bedroom Four
- Utility Room & Workshop
- Open Fields To The Rear
- Grounds Extending to 0.275 Acres
- Three Principal Bedrooms
- Two Bathrooms & Separate WC
- Shared Private Driveway
- Local Railway Station, Primary School & Pub

The accommodation with some flexibility on use provides an entrance hall, 28ft reception hall, 21ft lounge, dining room, kitchen with bay window and study suitable as a fourth bedroom. The ground floor bedroom accommodation includes two double sized bedrooms, bathroom and separate WC. There is a rear lobby, utility room and integral workshop.

The first floor loft conversion provides landing with access to roof space, inner landing with Velux roof light, double sized bedroom with gable window and Velux, bathroom and box room.

Externally there is a field gate entrance, wood clad car port, garden, paved path, patio, summerhouse and garden shed.

The village of Bleasby is situated 3 miles from Southwell, and 15 miles approximately from Nottingham. There is a railway station with regular services to Nottingham city centre and Newark. The Bleasby CofE primary school has a very good reputation. There is a popular public house known as The Waggon & Horses. The village is approached by country lanes via Rolleston and Thurgarton. Newark on Trent is on the main East Coast Railway Line with services to London and Edinburgh. Newark Northgate to London King's Cross in journey times of just over 75 minutes.

The property comprises a single storey detached residential dwelling with a loft conversion. Construction is conventional cavity brick elevations under a pitched interlocking tiled roof. The windows are uPVC double glazed and the property has gas fired central heating. The following accommodation is provided:

GROUND FLOOR

ENTRANCE PORCH

With tiled floor, panelled entrance door and glazed inner door.

RECEPTION HALL

28'8 x 6'7 (8.74m x 2.01m)

Plus recess, with built-in cupboard. Double panelled radiator and cupboard containing the Glow-worm central heating boiler. Single panel radiator in the corridor and room thermostat.

LOUNGE

21' x 15'1 (6.40m x 4.60m)

Fireplace with stone surround, sliding patio doors, double and single panelled radiators and two sets of concertina doors to the dining room.

DINING ROOM

15'5 x 12'10 (4.70m x 3.91m)

Dual aspect, two radiators and connecting door to the kitchen.

KITCHEN

14'8 x 7'11 (4.47m x 2.41m)

Plus bay 7' x 3'10

There is fitted bench seating in the window bay.

Kitchen units comprise wall cupboards, base units and working surfaces with a stainless steel one and a half sink unit. Integrated oven and grill, electric hob, fridge/freezer, and dishwasher. Stable type rear entrance door.

STUDY

12'11 x 12'4 (3.94m x 3.76m)

Measured into the recess. Radiator.

BEDROOM ONE

15'8 x 14'8 (4.78m x 4.47m)

Two double and single fitted wardrobes, vanity basin and radiator.

BEDROOM TWO

12'4 x 10'3 (3.76m x 3.12m)

Built-in wardrobe, radiator.

BATHROOM

8'2 x 7'7 (2.49m x 2.31m)

Whisper grey suite comprising bath with shower screen, pedestal basin and low suite WC. Fully tiled walls, double panelled radiator, shaver point, airing cupboard containing hot water cylinder and immersion heater. Electric wall heater.

SEPARATE WC

With low suite WC and wash basin.

REAR LOBBY/UTILITY

14'10 x 5'10 (4.52m x 1.78m)

Plumbing for a washing machine, stairs to the first floor loft conversion and doorway to the workshop.

WORKSHOP

15'1 x 9'1 (4.60m x 2.77m)

Integral with the main building, benching, power point, fluorescent light, sink unit and rear entrance door. Radiator.

FIRST FLOOR

LANDING

With access to the roof void space.

INNER LANDING

With Velux roof light and access to roof void.

BEDROOM THREE

12'10 x 12' (3.91m x 3.66m)

Gable window and Velux roof light. Radiator.

BATHROOM

With stone coloured suite comprising bath, pedestal basin, low suite WC, Velux roof light, shaver point, radiator, and half tiled walls.

BOX ROOM

10'6 x 6'6 (3.20m x 1.98m)

With shelving and doorway to the roof space.

OUTSIDE

There is a field gate entrance to the property, a gravelled parking area and a wood framed carport. The front garden contains a lawn, established trees and shrubs. There is a paved patio and paths. Summerhouse. Side area with garden shed.

To the rear of the property is a paved patio, garden shed and grassed area.

AERIAL VIEW

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

The private driveway is shared in common by right of way with Garden Cottage, Rose Cottage and Shawfield, Each sharing a one third maintenance.

VIEWING

Strictly by appointment with the selling agents.

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.

COUNCIL TAX

This property comes under Band F with Newark & Sherwood District Council.

EDOZO PLAN

A plan is attached to these particulars. The property is outlined in red. The right of way coloured blue.



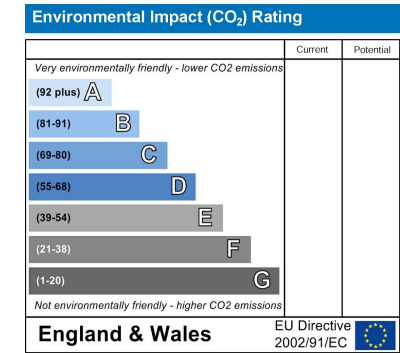
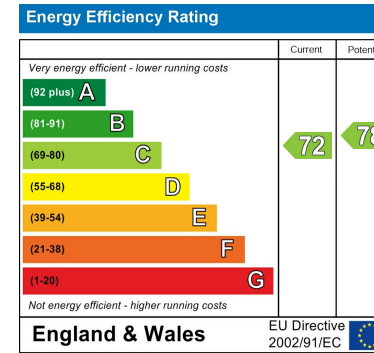


Ground Floor

Approx. 165.1 sq. metres (1776.9 sq. feet)



Total area: approx. 198.3 sq. metres (2134.6 sq. feet)



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.

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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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