



Meteor Close, Newton
Nottingham, NG13 8ZL



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O.I.R.O £315,000**

Offered to the market is this Three Bedroom, Detached, Family Home. Located down a quiet cul-de-sac within the popular Village of Newton with sought after school catchments and views over a green to the rear. Accommodation comprises: Entrance Hall, W.C, double aspect Living Room, Kitchen Diner, Utility Room, Three Bedrooms, master having En-Suite Shower Room, Family Bathroom, Garage, Rear Garden with timber gate accessing the Green to the rear and off street parking. Freehold. Council Tax Band - D. EPC - C.

Entrance

UPVC double glazed front door into Entrance Hall.



Entrance Hall

Doors to Living Room, Kitchen Diner and Ground Floor W.C. and stairs rising to the first floor.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin.

Living Room

11'1" x 18'0" (3.40 x 5.51)

A lovely light and bright double aspect room with uPVC double glazed window to the front elevation and French doors leading out to the Rear Garden and having television point.

Kitchen Diner

9'8" x 18'0" (2.95 x 5.51)

Another light filled room with uPVC double glazed windows to the front and rear elevations and being fitted with a good range of base and wall mounted units with work surface over, inset sink and diner, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, built-in fridge freezer and space and plumbing for dishwasher. Door to the Utility Room.

Utility Room

Door to the Rear Garden and good sized storage cupboard, fitted base and wall mounted units and gas central heating boiler.

Landing

Doors to the Bedroom and Bathroom accommodation, uPVC double glazed window to the rear elevation and door to the airing cupboard.

Master Bedroom

12'11" x 10'8" (3.96 x 3.27)

UPVC double glazed window to the front elevation, built-in wardrobes and door to the En-Suite.

En-Suite

UPVC double glazed window to the front elevation and being fitted with a three piece suite comprising: W.C., wash basin and shower cubicle.

Bedroom Two

12'5" x 9'8" (3.79 x 2.95)

UPVC double glazed window to the front elevation.

Bedroom Three

9'5" x 8'2" (2.88 x 2.51)

UPVC double glazed window to the rear elevation and built-in wardrobes.

Family Bathroom

UPVC double glazed window to the rear elevation and being fitted with a three piece suite comprising: W.C. wash basin and panel bath

Garage

Garage door to the front light and power.

Rear Garden

Laid mainly to lawn with pedestrian access to the front of the property and timber gate accessing the Green to the rear.

Outside to the Front

There is a driveway providing off street parking.

Agents Note

The Village of Newton has a charge of approximately TBC towards the maintenance of green spaces.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any

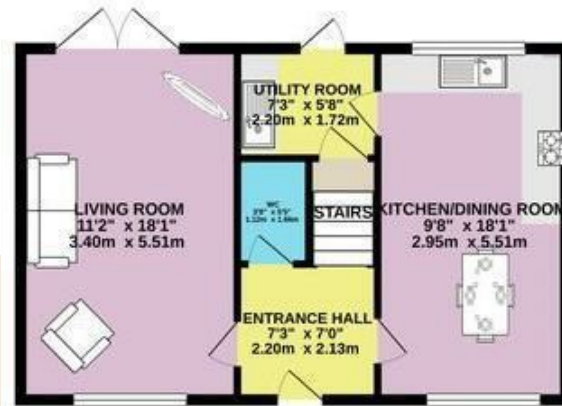


contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

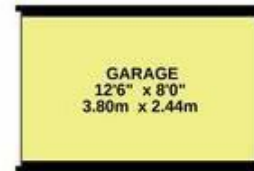
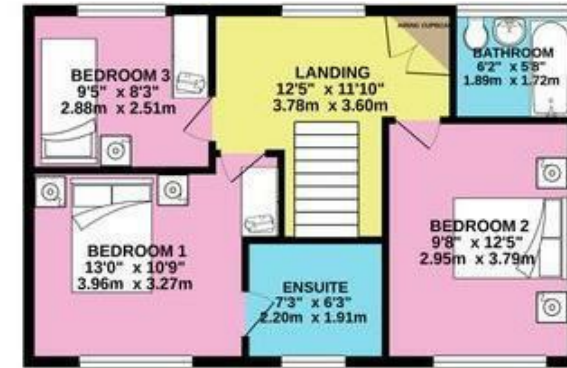


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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