



Loughbon,
Orston, NG13 9NJ

 **NEWTON**
FALLOWELL

**Loughbon,
Orston, NG13 9NJ
Guide Price £450,000**

Offered to the market is this 1930's, detached family home located within the desirable Village of Orston. Requiring some updating and having potential to extend STP this property presents a buyer with the opportunity to make this property their very own. Accommodation comprises: Entrance porch, entrance hall, snug, kitchen diner with walk-in pantry, large double aspect reception room, rear porch, office, utility room, ground floor w.c., three bedrooms and family bathroom to the first floor, garage and landscaped gardens. Council Tax Band E. EPC D Freehold. No Upward Chain.

Entrance Porch

Solid wooden curved doors with exposed brick archers and solid wooden door to the Entrance Hall.

Entrance Hall

A welcoming and spacious entrance with stairs rising to the first floor, under stairs cupboard and white panel doors to the Snug and Kitchen Diner.

Snug

11'6" max x 15'2" max (3.52 max x 4.63 max)

Feature uPVC double glazed curved bay window to the front elevation and electric fireplace.



Kitchen Diner

11'6" max x 14'6" (3.53 max x 4.44)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space for electric cooker with extractor fan over, interior glazed door to the Main Reception Room, door to good size walk-in Pantry and door to the Rear Porch.

Pantry

6'0" x 5'5" (1.85 x 1.67)

Cold shelf and shelving and space for appliance.

Main Reception Room

12'5" x 22'6" (3.80 x 6.86)

A spacious, light and bright primary reception room with uPVC double glazed window to the front elevation and uPVC double glazed patio doors leading out to the Rear Garden, television point and feature chimney breast with electric fire.

Rear Porch

Two external doors to the Rear Garden and internal doors to the Office, W.C. and Utility Room.

Office

6'2" x 5'11" (1.90 x 1.82)

UPVC double glazed window to the side elevation and wall mounted gas central heating boiler.

Utility Room

6'9" x 6'2" (2.06 x 1.90)

Space and plumbing for washing machine, space for further appliances, solid wooden double glazed window to the rear elevation.

W.C.

6'6" x 2'9" (2 x 0.86)

Solid wooden window to the side elevation and W.C.

Landing

UPVC double glazed window to the side elevation and white panel doors to the Bedroom and Bathroom accommodation and storage cupboard.

Bedroom One

12'5" x 11'5" (3.81 x 3.49)

UPVC double glazed window to the front and built-in bedroom furniture.

Bedroom Two

10'9" x 11'6" (3.30 x 3.51)

UPVC double glazed window to the rear and built-in bedroom furniture.

Bedroom Three

7'8" max x 9'0" max (2.36 max x 2.75 max)

UPVC double glazed window to the front and built-in storage cupboard.

Family Bathroom

8'2" x 8'11" (2.50 x 2.73)

Fitted with a three piece suite comprising: Panel bath with shower over and W.C. and wash basin set into a vanity storage unit, uPVC double glazed window to the side, loft hatch and built-in cupboard housing the hot water cylinder.

Garage

15'10" x 9'0" (4.85 x 2.75)

Garage door to the front, light and power and solid wooden window and pedestrian door to the rear.

Outside to the Front

The property sits back from the road with a landscaped front garden laid to lawn with inset flourishing borders, driveway providing off street parking for several vehicles and pedestrian access down both sides leading to the Rear Garden.

Rear Garden

The private Rear Garden again is beautifully landscaped and mainly laid to lawn and having a good sized patio area ideal for entertaining and alfresco dining and summer house.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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