



Mill Lane,  
Orston, NG13 9NE





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£399,950

Offered to the market is a unique opportunity to purchase this Three Bedroom, detached Bungalow. located within the desirable and picturesque Village of Orston and enjoying stunning field views to the rear and accommodation comprising: Entrance Hall, Living Room, Three Bedrooms, four piece Family Bathroom, Kitchen Diner, Conservatory, Detached Double Garage, landscaped gardens and off street parking. Council Tax Band - E. EPC- D. Freehold. No Upward Chain.





### Entrance

Wooden and glazed front door into Entrance Hall.

### Entrance Hall

A spacious and welcoming reception with doors to accommodation, loft hatch and louvered doors to two good sized storage cupboards.

### Living Room

12'2" x 22'11" (3.71 x 7.00)

A light and bright Primary Reception Room with wooden curved bay window to the front elevation and wooden window to the side elevation, television point, feature fireplace and exposed brick wall.

### Kitchen Diner

10'1" x 17'5" (3.08 x 5.33)

Fitted with a good range of solid wooden base and wall mounted units with wok surface over, space for under counter fridge freezer, space and plumbing for washing machine, inset sink and drainer, tiled flooring, built-in electric oven and grill with electric hob and extractor fan over, wooden window to the side elevation and wooden windows and door to the Conservatory.

### Conservatory

7'8" max x 10'4" max (2.35 max x 3.16 max)

UPVC double glazed construction with French doors leading out to the Rear Garden and tiled flooring.

### Bedroom One

10'8" x 11'9" (3.27 x 3.60)

Wooden window to the front elevation and built-in bedroom furniture.

### Bedroom Two

10'1" x 12'10" (3.09 x 3.93)

Wooden window to the rear elevation and built-in wardrobes.

### Bedroom Three

9'2" x 6'9" (2.81 x 2.07)

Wooden window to the rear elevation and built-in cupboard.

### Family Bathroom

10'4" max x 7'9" max (3.15 max x 2.37 max)

Fitted with a four piece suite comprising: W.C., washbasin set into a vanity storage unit, free standing bath and separate shower cubicle. UPVC double glazed window to the side elevation, tiling to all walls and floor and heated towel rail.

### Detached Double Garage

17'1" x 17'2" (5.21 x 5.24)

Garage door to the front, pedestrian door to the side elevation, uPVC double glazed window and light and power.

### Outside to the Front

The property sits back from the road with a good sized lawned front garden and driveway to the side providing off street parking and leading round the rear.

### Rear Garden

The Rear Garden is laid mainly to lawn with deep planted and shaped borders and views over fields to the rear.





### Agents Note

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

There is broadband in the area and mobile phone signal.

Medium 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.

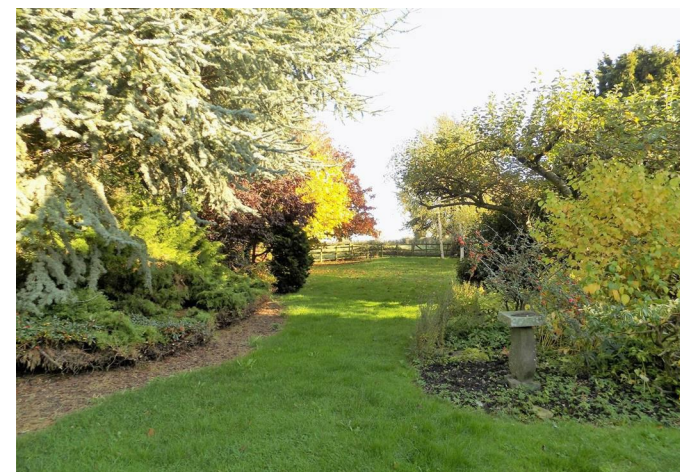
### Note

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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	