



Coneygre Spinney,
Flintham, NG23 5LN

 **NEWTON
FALLOWELL**

Coneygrey Spinney, Flintham, NG23 5LN £299,950

Offered to the market is this beautifully extended, three / two bedroom, semi-detached home located within the popular Village of Flintham, enjoying good road links and desirable school catchments. Accommodation comprises: Entrance Porch, Entrance Hall, W.C., Living Room, Kitchen Dining Room, Two Bedrooms and Family Bathroom, Garage with stairs leading to the Third Bedroom / Office, Driveway and landscaped Gardens. EPC Rating - C. Freehold. Council Tax Band - A. Possibly available with No Upward Chain.

Entrance Porch

11'9" max x 7'2" max (3.60 max x 2.19 max)

A spacious and welcoming entrance with Composite front door, contemporary tiled flooring with under floor heating, solid Oak sliding door to the W.C. and double glazed door and window to Entrance Hall.

W.C.

Fitted with a modern two piece suite comprising: W.C. and feature circular wash basin set onto a vanity storage unit, continuation of the tiled flooring with under floor heating, uPVC double glazed window to the side elevation and heated towel rail.

Entrance Hall

Returning staircase rising to the first floor with under stairs storage cupboard, solid Oak door to the Kitchen Diner and open to the Living Room.



Living Room

11'10" max x 15'0" max (3.61 max x 4.59 max)

A light and bright primary reception room with uPVC double glazed French doors and windows leading out to the Rear Garden, feature decorative fireplace and television point.

Kitchen Diner

9'10" max x 20'3" max (3.00 max x 6.18 max)

Fitted with a contemporary range of base and wall mounted units with under cupboard lighting and solid Granite work tops, built-in sink and drainer, built-in double electric ovens with five ring gas hob and extractor fan over, space for fridge freezer, space and plumbing for slim-line dishwasher and washing machine, tiled flooring with under floor electric heating, uPVC double glazed French doors leading out to the Rear garden, uPVC double glazed window to the front elevation and uPVC double glazed door to the Garage.

Garage

11'1" x 18'4" (3.38 x 5.60)

Electric garage door to the front elevation, light and power and open through to the Utility Room.

Utility Room

10'4" max 10'6" max (3.16 max 3.21 max)

Fitted with a good range of modern base and wall mounted units with work surface over, inset sink and drainer, space for appliances, uPVC double glazed window and door to the Rear Garden and internal fire door leading to the contemporary staircase rising to a further Bedroom / Office Space.

Bedroom / Office

10'5" x 22'0" (3.18 x 6.73)

Vaulted roof with two double glazed Velux Skylights, television point and exposed floor boards.

Landing

UPVC double glazed window to the front elevation, solid Oak doors to Bedrooms One, Two and Shower Room and built-in cupboard, one housing the gas central heating boiler.

Shower Room

10'2" x 5'8" (3.11 x 1.75)

A contemporary Shower Room comprising: W.C., wall mounted wash basin and large walk-in shower cubicle with glass screen and chrome shower over, uPVC double glazed window to the front elevation, modern tiling to the floors and wet areas and heated towel rail.

Bedroom One

10'10" x 14'5" (3.31 x 4.40)

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

Bedroom Two

11'5" x 9'9" (3.49 x 2.99)

UPVC double glazed window to the rear elevation and television point.

Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with further patio and gravel area to the rear and timber pedestrian gate.

Outside to the Front

There is a driveway providing off street parking for several vehicles.

Agents Note

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

There is broadband in the area and mobile phone signal.

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

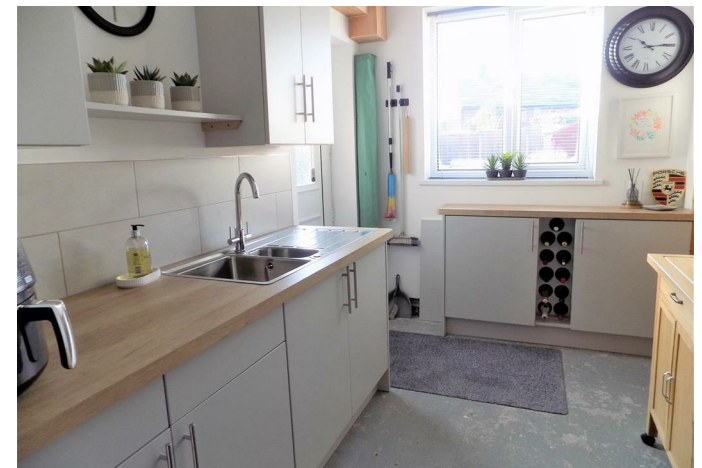
Money Laundering Regulations

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

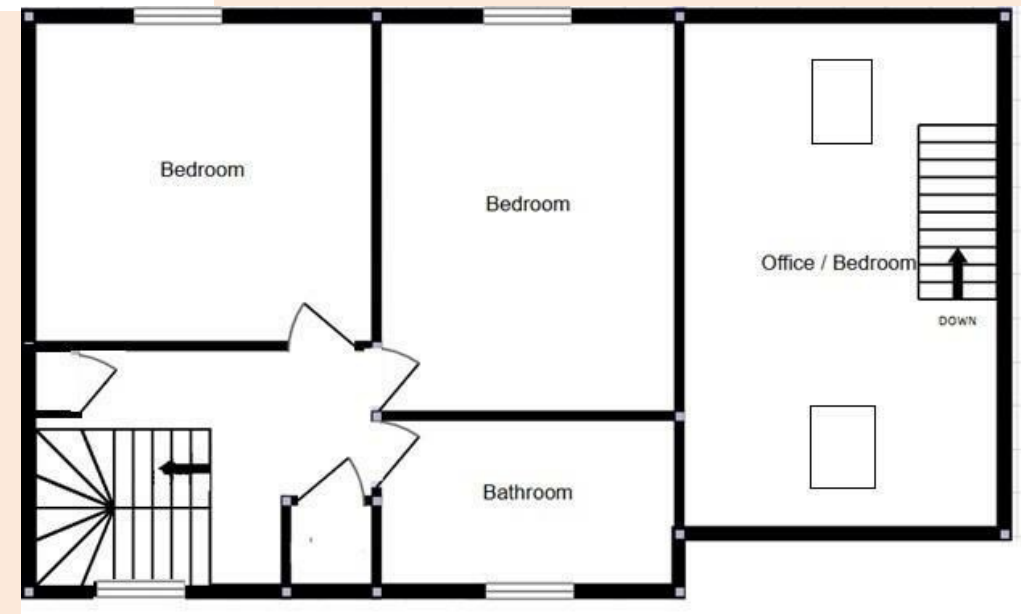
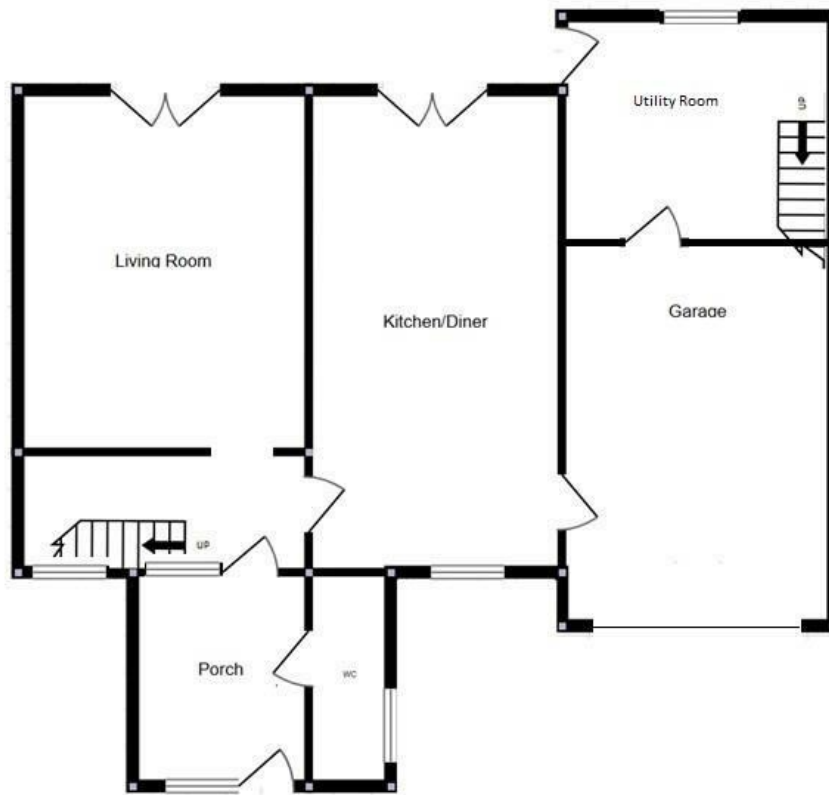
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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		79
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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