



Hawksworth Road,
Syerston, NG23 5NB



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£345,000**

Offered to the market is this spacious and versatile detached bungalow. Located within the picturesque Village of Syerston with good road links to the A46 and A52 and having accommodation comprising: Entrance hall, W.C., breakfast kitchen, living room, second reception room, third reception room / bedroom three, utility room, four piece family bathroom, two further double bedrooms, single garage with electric door, detached workshop, landscaped gardens and driveway providing off street parking for several vehicles. EPC Rating - D. Council Tax Band - C. Freehold. No Upward Chain.



Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

Tiled flooring, uPVC double glazed window to the side elevation, door to W.C. and open through to Inner Hall.

W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, vanity storage, continuation of the tiled flooring, uPVC double glazed window to the side elevation and wall mounted gas central heating boiler.

Inner Hall

Storage cupboards, doors to Living Room, Reception Room Two and open through to the Breakfast Kitchen and having loft access with pull down ladder to part boarded loft with light.

Breakfast Kitchen

12'5" max x 10'1" max (3.81 max x 3.08 max)

Fitted with a good range of base and wall mounted units with work surface over, space for full sized fridge freezer, space and plumbing for dishwasher, inset sink and drainer, built-in electric double oven and grill, electric hob with extractor fan over, Karndean tile effect flooring, uPVC double glazed windows and hatch through to the Living Room.

Living Room

10'0" x 16'10" (3.06 x 5.15)

A light and bright Primary Reception room with uPVC double glazed corner window, television point, feature gas fire set onto a slate hearth and surround with wooden mantel over and door to Third Reception Room / Bedroom Three.

Third Reception Room / Bedroom Three

9'8" x 14'0" (2.95 x 4.27)

A versatile room with uPVC double glazed window and built-in storage.

Second Reception Room

13'11" x 10'0" (4.26 x 3.05)

Another light filled room with uPVC double glazed patio doors leading out to the Garden, television point and internal French door to the Rear Hall.

Rear Hall

Doors to the Utility Room, Family Bathroom, Bedrooms One and Two and good sized storage cupboard.

Utility Room

9'4" x 6'7" (2.85 x 2.01)

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine and further under counter appliance, built-in storage unit, inset sink and drainer, tiled flooring and uPVC double glazed window and door leading out to the driveway.

Family Bathroom

6'2" x 9'10" (1.89 x 3.02)

A good sized Family Bathroom being fitted with a four piece suite comprising: W.C., wash basin, panel bath and separate shower cubicle. Tiling to all walls and floor, extractor fan and uPVC double glazed window.

Bedroom One

9'11" x 9'11" (to wardrobes) (3.03 x 3.04 (to wardrobes))

UPVC double glazed window, built-in wardrobes to one wall and built-in furniture.



Bedroom Two

9'7" x 12'0" (2.93 x 3.66)

UPVC double glazed window and built-in wardrobes.

Garage

17'2" x 9'3" (5.24 x 2.84)

Electric garage door to the front, light and power and courtesy door to the rear.

Detached Workshop

14'7" x 12'3" (4.47 x 3.75)

Detached brick-built workshop with light and power and double wooden doors.





Outside

The Garden has been beautifully landscaped with patio areas ideal for entertaining and alfresco dining, attractive pergola, shaped lawn with flourishing planted borders and driveway to the side 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 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		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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