



Pasture View,  
Gunthorpe, NG14 7FL

 **NEWTON  
FALLOWELL**



**Pasture View,  
Gunthorpe, NG14 7FL  
£350,000**

Offered to the market is this Detached, Three Bedroom Bungalow. Located down a quiet cul-de-sac within the desirable village of Gunthorpe having accommodating comprising: Entrance Hall, Living Room, Kitchen Diner, Conservatory, three Bedrooms, four piece Family Bathroom, Garage, private Rear Garden and Front Garden with off street parking. EPC – TBC. Council Tax Band – D. Freehold. No Upward Chain.

**Entrance**

UPVC double glazed front door into Entrance Hall.

**Entrance Hall**

A welcoming reception with doors to accommodation, storage cupboard and cupboard housing the gas central heating boiler, contemporary wood effect flooring and open through to the Kitchen Diner.





### Kitchen Diner

**8'0" x 13'2" (2.45 x 4.03)**

Fitted with a good range of solid wooden base and wall mounted units with Marble effect work surface over, inset sink and drainer, built-in electric fan assisted oven and grill with electric touch hob and extractor fan over, space for fridge freezer, space and plumbing for washing machine, continuation of the contemporary wood effect flooring, uPVC double glazed window to the front elevation and uPVC double glazed door to the side elevation.

### Living Room

**18'11" x 11'9" (5.78 x 3.60)**

UPVC double glazed window to the rear elevation, feature fireplace, television point and uPVC double glazed door to the Conservatory.

### Conservatory

**5'8" x 10'5" (1.74 x 3.20)**

UPVC double glazed windows and door to the Rear Garden and having tiled flooring.

### Bedroom One

**11'4" max x 10'11" max (3.46 max x 3.34 max)**

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

### Bedroom Two

**7'10" x 10'2" (2.39 x 3.11)**

UPVC double glazed window to the front elevation.

### Bedroom Three

**9'8" max x 8'1" max (2.95 max x 2.48 max)**

Wooden window to the Conservatory.

### Family Bathroom

**8'0" max x 11'7" max (2.44 max x 3.54 max)**

Fitted with a four piece contemporary suite comprising: W.C., wash basin set into a vanity storage unit, walk-in large shower cubical with chrome shower over and corner bath, tiling to floor and all walls, heated towel rail and two uPVC double glazed windows to the front elevation.

### Garage

**21'10" x 8'0" (6.66 x 2.45)**

Electric roller garage door to the front, uPVC double glazed window and door to the rear elevation and having light and power.

### Rear Garden

The private Rear Garden is laid mainly to lawn with a good sized patio area ideal for entertaining and alfresco dining and there is pedestrian access down both sides leading to the front.

### Outside to the Front

The front garden is laid to lawn and there is a pathway leading to the front entrance door and driveway providing off street parking.

### 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.

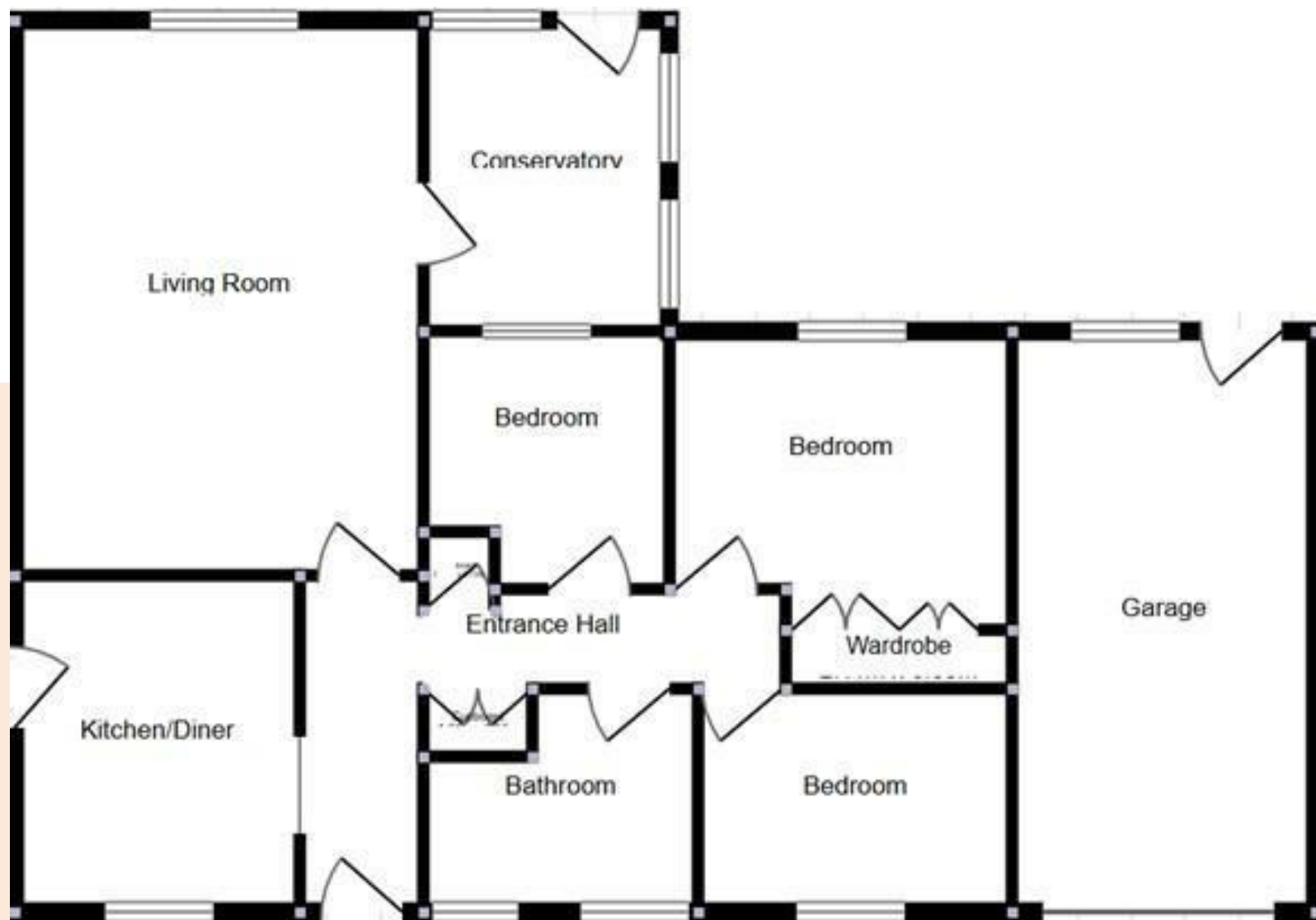
### Note

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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	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	



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