



Manor Lane, Carlton-Le-Moorland
Asking Price £270,000



Manor Lane

Carlton-Le-Moorland, Lincoln

MARKETED WITH NO CHAIN Offering a fantastic opportunity for a buyer to put their own stamp on a property, this spacious detached home provides a superb blank canvas with excellent scope for modernisation and, subject to the necessary permissions, potential to extend if required. Pleasantly positioned within the heart of the popular village of Carlton-le-Moorland, the property enjoys a convenient setting with excellent access to the surrounding countryside whilst also providing easy links towards the neighbouring towns and cities of Lincoln and Newark-on-Trent. Set upon a deceptively generous plot, the property benefits from a substantial rear garden, generous frontage and a driveway extending along the side, providing ample off-street parking. The well-maintained accommodation is arranged across two floors and offers excellent versatility for a variety of buyers.

The ground floor is approached via a welcoming entrance hallway with useful storage cupboard and access to the rear garden. The hallway gives access to a useful WC, a generous dual aspect lounge enjoying excellent natural light and featuring an electric fire, and a fitted kitchen which opens through to a separate dining room. To the first floor, a spacious landing provides access to three well-proportioned double bedrooms, each benefiting from fitted or built-in wardrobes, alongside a large family bathroom suite.

Externally, the property continues to impress with its surprisingly generous plot. The front garden is predominantly laid to lawn and complemented by established planted borders, whilst a driveway extends down the side of the property, accessed via a wooden five-bar gate, and provides off-street parking for multiple vehicles. The rear garden enjoys a particularly pleasant degree of privacy and is predominantly laid to lawn, complemented by a paved seating and entertaining area, useful outbuildings providing excellent storage and a variety of established shrubs and mature trees. Further benefits include oil-fired central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





Entrance Hall

19' 10" x 6' 1" (6.04m x 1.85m)
maximum measurements

Ground Floor WC

7' 6" x 2' 9" (2.29m x 0.84m)

Lounge

19' 10" x 12' 1" (6.04m x 3.68m)

Dining Room

8' 9" x 8' 6" (2.67m x 2.59m)

Kitchen

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom Two

12' 1" x 12' 1" (3.68m x 3.68m)
maximum measurements



Bedroom Three

10' 1" x 7' 6" (3.07m x 2.29m)
maximum measurements

Bathroom

8' 6" x 7' 5" (2.59m x 2.26m)

Carlton-le-Moorland

Carlton-Le-Moorland is a popular and sought after village which lies approximately 9 miles northwest of the market town of Newark and its North Gate train station with regular trains to London and 12 miles to the south of the Cathedral City of Lincoln. Amenities include 'The White Hart' public house, St Marys Church, a village hall which offers a range of leisure and fitness classes, playing field and Sands Pond conservation area. School buses stop in the village for various local secondary schools and both Sleaford Grammar schools. The village has a safe cycle and foot path to the neighbouring village of Bassingham with its primary school, doctor's surgery, two public houses, grocery shop incorporating well renowned butchers, post office, play park and sports facilities.

Agent's Note - Probate

The sale of this property is subject to Probate which has been granted.





Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,092 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

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, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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