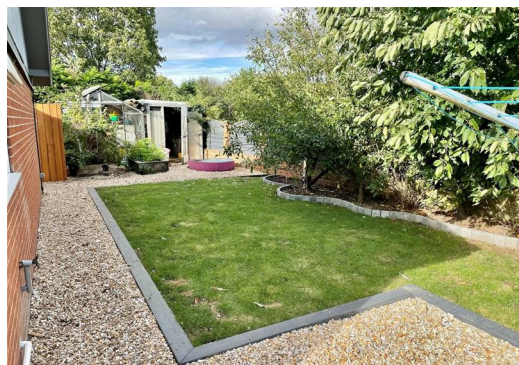




Pingley Lane, Staythorpe

Newark, Nottinghamshire, NG23 5RH

Guide Price £400,000 to £425,000 Freehold



Guide Price £400,000 - £425,000 Looking for privacy? Look no further. An individually designed non-estate detached bungalow, located at the head of a private driveway. This property sits on a secluded plot with extensive off road parking and spacious well maintained accommodation comprising of: an entrance hallway, triple aspect lounge, conservatory, open plan dining room (currently used as an additional sitting area) and kitchen with oak floor and integrated appliances including double oven, hob and dishwasher, utility room, inner hallway with access to master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property also offers a study/home office with access to the integral garage which has potential to be converted into an annexe (subject to planning). Benefitting UPVC double glazing and oil fired central heating. With a private gravelled garden to the front, patio and lawned garden to the side and rear garden encompassing a lawn, gravelled path, raised beds, metal shed, greenhouse and mature trees and shrubs.

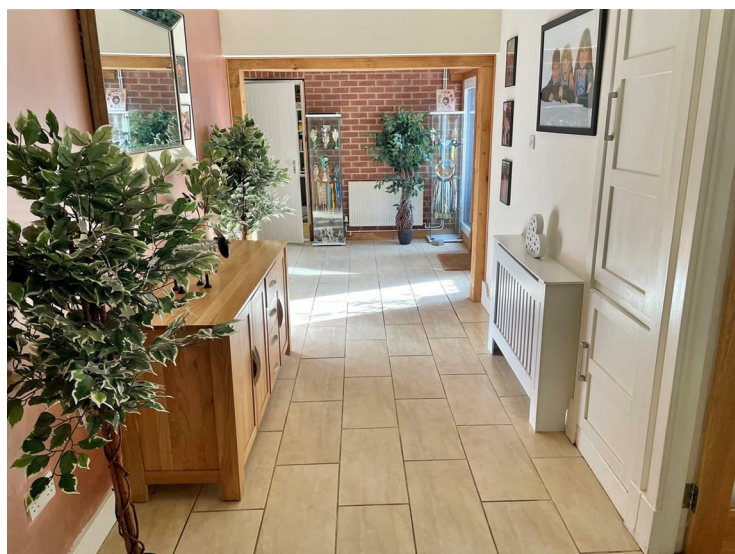
Entrance Hallway

9'10 x 8'10 (3.00m x 2.69m)



Inner Hallway

25'8 x 15'1 max (7.82m x 4.60m max)



Triple Aspect Lounge

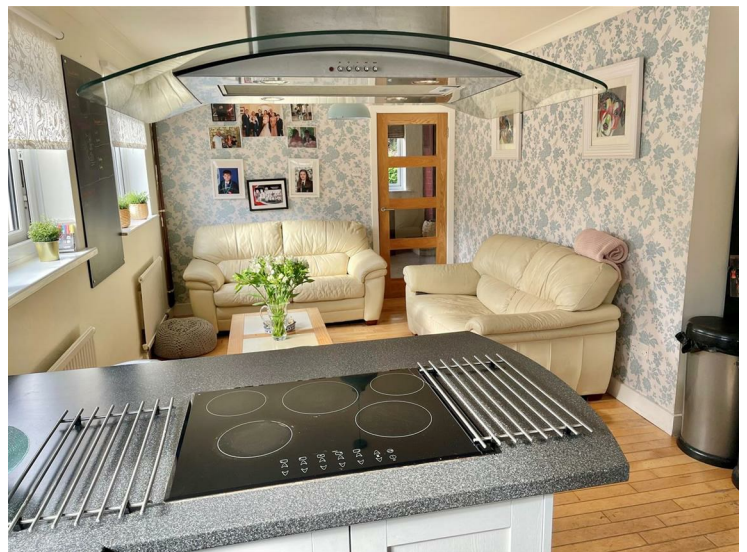
24'1 x 20'7 max (7.34m x 6.27m max)



Conservatory

11'8 x 8'2 max (3.56m x 2.49m max)

Dining Kitchen



Kitchen

12'3 x 9'11 (3.73m x 3.02m)



Master Bedroom

13'11 x 11'5 (4.24m x 3.48m)



Dining Room

13'2 x 10'1 max (4.01m x 3.07m max)



Ensuite

10'9 x 7'9 (3.28m x 2.36m)



Utility

8'9 x 8'7 (2.67m x 2.62m)

Bedroom 2

14'4 x 11'2 (4.37m x 3.40m)



Bedroom 4

10'4 x 8'11 (3.15m x 2.72m)



Bedroom 3

10'4 x 8'4 (3.15m x 2.54m)



Bathroom

10' x 6'10 (3.05m x 2.08m)



Garage

20'7 x 9'11 (6.27m x 3.02m)

Office

11'7 x 9'5 (3.53m x 2.87m)



INTERACTIVE PROPERTY REPORT

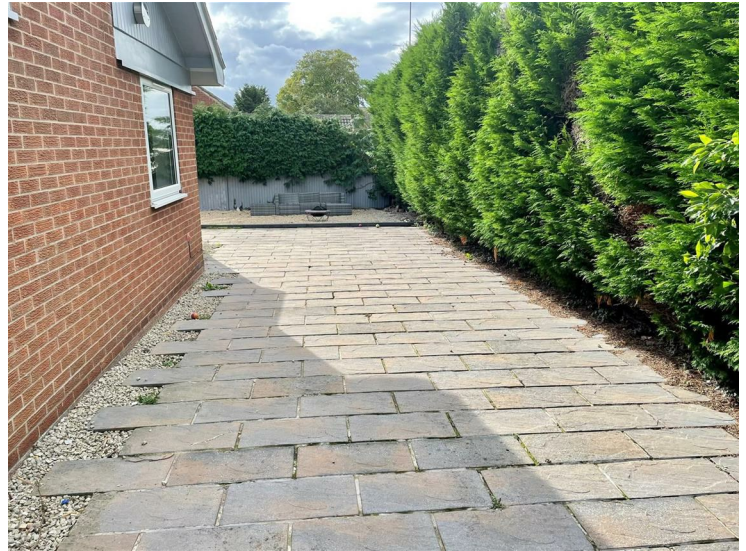
An Interactive Property Report for this property can be viewed on the following web portals - Rightmove, Zoopla & Newton Fallowell. The report includes a wealth of material including information on - Title Plan & Plot - Maps - House Price Statistics - Flood Risk - Media Availability - Indepth Local School Information - Transport Links - Council Tax Band - etc

Agent's 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, measurements cannot be taken to be accurate, they are given as a guide only.

Anti Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



GROUND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			84
(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			
England & Wales		EU Directive 2002/91/EC	



t: 01636 706444 e: newark@newtonfallowell.co.uk

www.newtonfallowell.co.uk