

The Chestnuts, Back Street

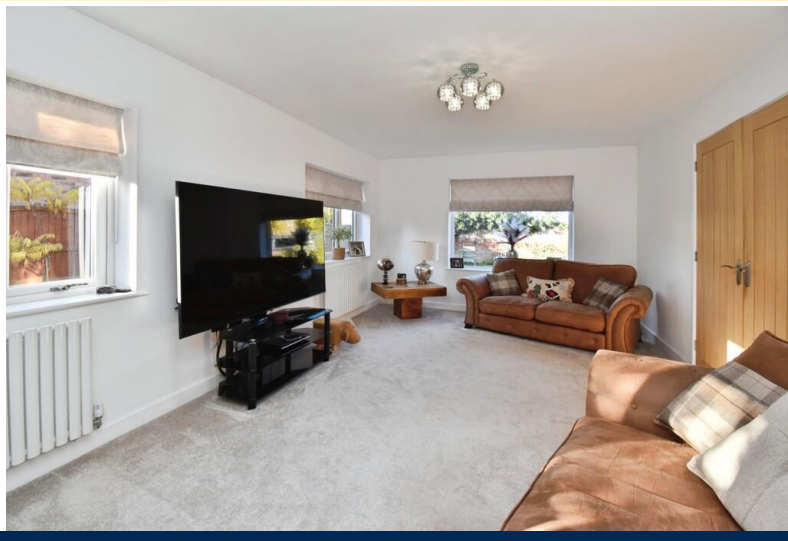
South Clifton, NG23 7AF

Book a Viewing!

£450,000

An impressive, detached bungalow situated within a pleasant rural village setting. Extensively refurbished and renovated by the current owners, the property offers well-presented and spacious living accommodation comprising an open-plan reception/dining area, lounge, excellent modern fitted kitchen, utility area, and separate WC. An inner hallway provides access to three bedrooms, two of which benefit from direct access to the garden room. There is also a stylish family bathroom incorporating a shower area. Occupying a generous mature wraparound plot, the property enjoys well-established gardens to the front, side, and rear. An extensive gravelled driveway provides ample off-road parking and hard standing for several vehicles, together with access to the double garage. Further benefits include oil-fired central heating. Viewing is highly recommended to fully appreciate the quality of accommodation, and lovely position within the village.





The Chestnuts, Back Street, South Clifton, NG23 7AF







LOCATION
South Clifton is a small rural village in North Nottinghamshire, which can be reached from the Newark to Gainsborough Road, where it nestles between the A1133 and the river Trent. It is approx. 10 miles from each of these towns to the South, North and from Lincoln to the East.

ACCOMMODATION

RECEPTION/DINING AREA
18' 0" x 9' 0" (5.49m x 2.74m)
Main double entrance doors, Karndean flooring, built-in cupboard and radiator.

LOUNGE
19' 10" x 11' 11" (6.05m x 3.63m)
With UPVC windows and two wall radiators.

KITCHEN
14' 2" x 10' 3" (4.32m x 3.12m)
Excellent fitted kitchen units incorporating base and wall cupboards, Quartz worktops, wine fridge, further fitted tall units, space for American style fridge freezer, inset spotlights, Belfast sink, integral Miele dishwasher, two UPVC windows, extractor fan and feature wall radiator.









UTILITY ROOM
6' 10" x 4' 6" (2.08m x 1.37m)
With plumbing for washing machine and tumble dryer, fitting shelving and worktop.

WC
With WC, feature wash basin and inset spot lights.

INNER HALLWAY
With Karndean flooring and wall radiator.

BEDROOM
12' 7" x 12' 7" (3.84m x 3.84m)
With UPVC window, UPVC double doors to the garden room, Karndean flooring and radiator.

BEDROOM
13' 4" x 8' 9" (4.06m x 2.67m)
With UPVC window, radiator and Karndean flooring.

BEDROOM/STUDY
12' 7" x 8' 5" (3.84m x 2.57m)
With UPVC window, Karndean flooring, radiator and UPVC double doors through to the garden room.

GARDEN ROOM
17' 8" x 12' 1" (5.38m x 3.68m)
With two feature glass roof windows, two feature wall radiators, inset spotlights, further UPVC windows and UPVC double doors leading to the patio area.

BATHROOM
With suite comprising of feature bath, walk-in shower area, feature wash basin, WC, York stone tiled floor, towel radiator, inset spotlights and 3 UPVC windows.

DOUBLE GARAGE
19' 11" x 17' 2" (6.07m x 5.23m)
With two up-and-over doors, light and power.

OUTSIDE
The property is situated in a pleasant non-estate position, with a wraparound plot providing gardens to the front, side and rear. To the front of the property there is a gated entrance leading to the extensive gravelled driveway proving off-road parking/hard standing for numerous vehicles. There is an extensive patio/seating area, lawned areas to both the rear and side of the property and a variety of mature hedging and trees, and external oil-fired central heating boiler.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Oil fired central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 130.9 sq. metres (1408.6 sq. feet)
For Guidance Purposes Only
Plan produced using PlanUp.

The Chestnuts, Back Street, South Clifton, Newark

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman