

Croftland, Chapel Lane, Caunton, Newark, NG23 6AN

GUIDE PRICE £595,000

No Onward Chain - Situated in the heart of this popular village, which has its own primary school and is in Southwell Minster School Catchment area this well-appointed detached family home offers spacious accommodation which includes entrance porch, entrance hall, lounge, garden room, dining room, study/office, shower room, breakfast kitchen, utility room, first floor, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Outside there is a large block paved driveway, double garage, delightful rear private garden and three brick built stores.





SERVICES

Mains Electricity and water. Oil fired central heating. Klargest domestic sewage treatment set at the bottom of the rear garden.

EPC RATING – E.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Caunton is an unspoilt rural village, protected by a Conservation Area designation, having a range of amenities, a primary school, a tennis club, a church and village pub. There is a thriving tennis club located just outside the village on the road to Maplebeck. It is within the catchment area of the Minster School in Southwell and accessible to the main regional centres of Newark on Trent, Nottingham and Mansfield. Newark Northgate Station offers a direct rail link to London Kings Cross. The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.





ACCOMMODATION

ENTRANCE PORCH

With a double glazed door, double glazed windows to either side, radiator, tiled floor and a multi-paned glazed panel door to the entrance hall.

ENTRANCE HALL

With under stairs storage cupboard, radiator and a wooden staircase rising to the first floor landing.

LOUNGE

12' 4" x 18' 8" (3.76m x 5.69m) With double glazed window to the front elevation, two radiators, coal effect calor gas fire with marble surround and a sliding glazed panel door to the garden room.



GARDEN ROOM

10' 10" x 7' 10" (3.3m x 2.39m) With double glazed double doors to the rear garden, brick base, double glazed windows, radiator and doorway to the breakfast kitchen.

DINING ROOM

13' 4" x 11' 7" (4.06m x 3.53m) With double glazed window to the front elevation, coal effect gas fire with marble surround and hearth, radiator, wall lights and door to the study/office.

STUDY/OFFICE

7' 8" x 8' 10" (2.34m x 2.69m) With double glazed window to the rear elevation and radiator.

BREAKFAST KITCHEN

15' 9" x 14' 8" (4.8m x 4.47m) With ample wall and floor mounted units with granite work surfaces, undermounted Franke 1½ bowl sink with mixer tap, Integral Neff oven, inset Neff halogen hob with Neff extractor fan over, Miele dishwasher and a breakfast bar, all of which are set within a central island, Neff fan assisted electric oven with microwave combi oven below, two pull out pantry units, wine rack, integrated fridge freezer, radiator, double glazed double doors, double glazed window to the rear garden and doors to the entrance hall and utility room.



UTILITY ROOM

4' 10" x 8' 7" (1.47m x 2.62m) With double glazed window to the rear aspect, radiator, oil fired central heating boiler, plumbing for washing machine with AEG washing machine, inset sink with drainer, space for fridge freezer, wall and base units with cupboards and drawers.

SHOWER ROOM/WC

5' 6" x 5' 11" (1.68m x 1.8m) With suite to comprise of a corner shower cubicle, low level WC and a vanity wash hand basin, double glazed window to front and a radiator.

FIRST FLOOR LANDING

With airing cupboard/linen store housing the hot water cylinder.

BEDROOM 1

10' 3" x 18' 8" (3.12m x 5.69m) With double glazed windows to the front and rear aspects, two radiators, an ample range of wardrobes with hanging rails and storage shelving over and door to en-suite.





EN-SUITE

5' 7" x 5' 10" (1.7m x 1.78m) With corner shower cubicle with Triton shower, heated towel rail, vanity wash hand basin, low level WC, bidet and double glazed opaque window to the front elevation.

BEDROOM 2

14' 1" x 9' 10" (4.29m x 3m) With double glazed window to the front elevation, radiator and double wardrobe with hanging rail and shelving over.

BEDROOM 3

10' 3" x 10' 8" (3.12m x 3.25m) With double glazed window to the rear elevation, radiator, double wardrobe with hanging rail and shelving over and a further single store cupboard.



BEDROOM 4

9' 7" x 10' 6" (2.92m x 3.2m) With double glazed window to the rear elevation, radiator, corner wash hand basin with vanity cupboard and double wardrobe with hanging rail and shelving over.

BATHROOM

8' 8" x 7' 3" (2.64m x 2.21m)

With suite to comprise of panelled bath with shower over, low level WC, bidet and pedestal wash hand basin, fully tiled surround, double glazed window to rear, radiator, single cupboard and a double cupboard.

OUTSIDE FRONT

With vehicle gate and hand gate giving access to a large block paved driveway with flower/shrub borders, gravelled area and hedge, corner oil storage tank (capacity 1550 liters).

DOUBLE GARAGE

17' 5" x 17' 8" (5.31m x 5.38m) With two up and over doors, light, power, side courtesy door, double glazed window to the side elevation and ample eaves storage space.

REAR GARDEN

Accessed via either side of the property, one side having gated flagstone pathway with side bin storage area. The other side having a block paved pathway leading to a further flagstone pathway which in turn leads to the rear raised flagstone patio area, which runs the full width of the property, external lighting and power, side propane gas valves/tanks, rear tap and steps down to the rear garden. The rear garden has a formal lawned area with well-stocked flower/shrub borders and beds, central gravelled circular feature with Pergola, a variety of mature trees, fence and hedge perimeter, private gravelled seating area with further flower/shrub beds, a gravelled pathway leads to the detached storage sheds with light, power and a well-maintained roof and presently set as one large store with all with separate stable doors and offering the potential for conversion/renovation (subject to planning permission).



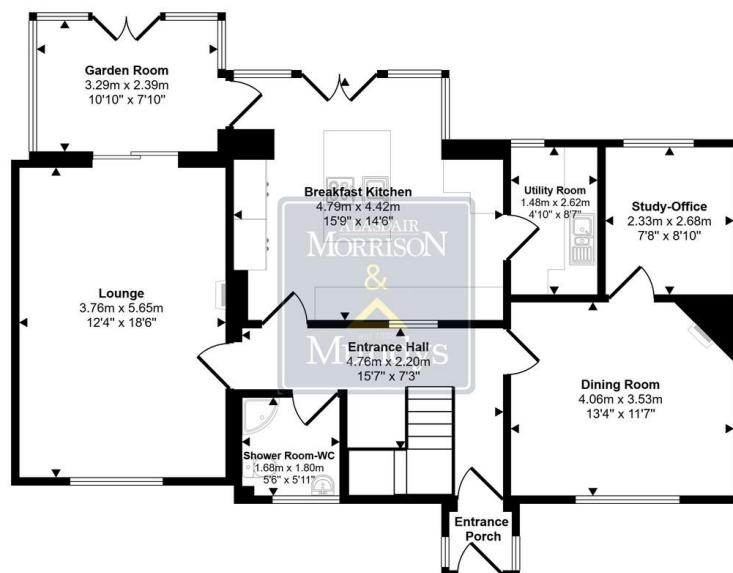
STORES/SHEDS

Shed 1 - 15'5 x 12'2

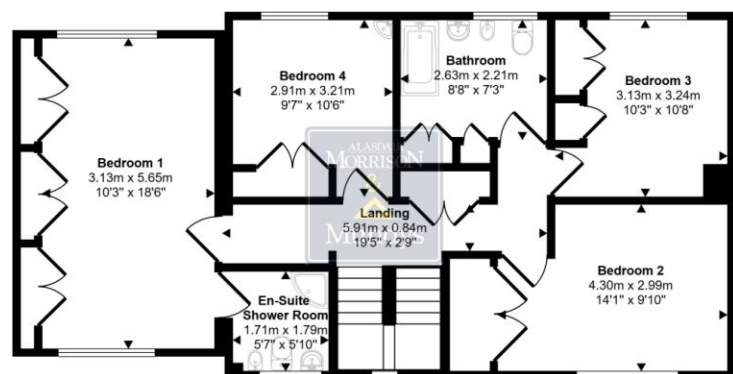
Shed 2 - 13'5 x 12'6

Shed 3 - 8'2 x 10'10





Ground Floor
Approx 94 sq m / 1012 sq ft



First Floor
Approx 79 sq m / 855 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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NOTE

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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