

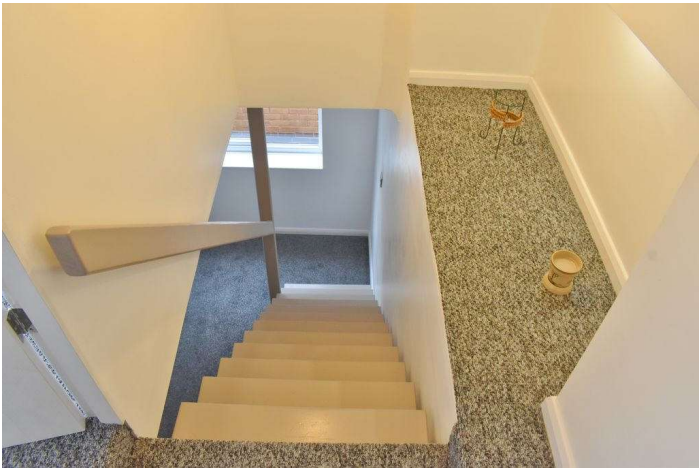
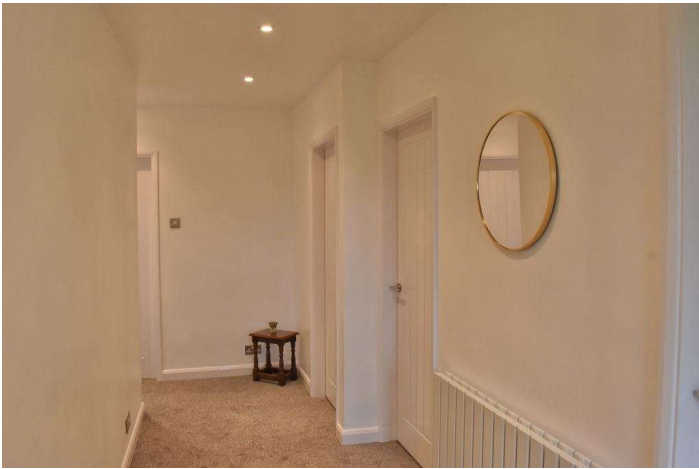
Wayside, Caunton NG23 6AJ



Set within the sought after village of Caunton is this **deceptively spacious three bedroom Dormer bungalow on a large plot**. The property has recently undergone some refurbishment and, in addition to the three bedrooms, there are two reception rooms, study, kitchen and a bathroom. Outside there is an attached single garage and store, off road parking and gardens to the front and rear. Heating is via a coke fired system, and double glazing is installed. **Available for purchase with NO CHAIN.**

£370,000





Situation and Amenities

Caunton is well located for access into Nottingham and good road access to the M1 motorway, the A1 trunk road and the towns of Mansfield, Newark and Southwell. The village itself benefits from having a church, the Caunton Beck Pub and restaurant, and The Plough public house. Newark is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take from a little over an hour.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has doors leading into the living room, dining room, bedroom one, study, kitchen and bathroom. The hallway has spotlights to the ceiling and a radiator. Also within the hallway is a cupboard housing the water tank.

Living Room 22' 2" x 11' 8" (6.75m x 3.55m)

This fabulous sized and well proportioned reception room has sliding doors leading out into the garden, an opaque window to the side and two feature windows to the rear aspect. The living room has a ceiling light point, three wall light points and a radiator.

Dining Room 15' 0" x 12' 2" (4.57m x 3.72m)

A further spacious reception room with a large window overlooking the front garden, a feature recess in the chimney breast, a ceiling light point and a radiator.

Kitchen 10' 9" x 9' 3" (3.28m x 2.83m)

A good sized kitchen with a large window overlooking the garden and a door to the side. The kitchen is fitted with a range of wooden wall and base units with roll top work surface. There is a stainless steel sink, space and plumbing for a washing machine, and further spaces for a cooker and fridge. The kitchen has a ceramic tiled floor and spotlights to the ceiling,

Bathroom 6' 11" x 5' 4" (2.10m x 1.63m)

The bathroom has an opaque window to the rear aspect, and is fitted with a bath, wash hand basin and WC. There is a heated towel rail and a ceiling light point.

Study 10' 9" x 6' 11" (3.28m x 2.10m)

The study has a window to the side elevation, the staircase leading to the first floor, a radiator and a ceiling light point.

Bedroom One 11' 11" x 10' 11" (3.62m x 3.32m)

An excellent sized double bedroom with a window to the front elevation. The bedroom has a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the study to the small first floor landing which has doors into two further bedrooms and the bathroom.

Bedroom Two 14' 10" x 11' 9" (4.53m x 3.59m) (with restricted head height)

A further great sized bedroom with a window to the rear elevation and a ceiling light point. Please note there is an exposed chimney breast in this room.

Bedroom Three 13' 1" x 12' 1" (3.99m x 3.68m) (at widest points)

Also a double bedroom, there is a window to the rear elevation and two ceiling light points. Access to the eaves is obtained from here.

Outside

To the front of the property is a garden area mainly laid to lawn with hedge borders. There is a gravelled driveway which leads to the front door and the garage.

Garage 15' 9" x 8' 10" (4.81m x 2.69m)

The garage has an up and over door to the front and a personnel door to the rear. The garage is equipped with both power and lighting.

Rear Garden

The good sized rear garden is bounded by wall and fencing, and contains various areas of mature shrubs and trees and a paved patio area ideal for outdoor seating and entertaining. There is also a greenhouse, a shed and a small pond.

Services

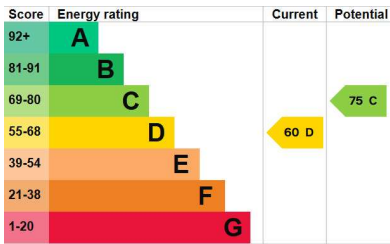
Mains water and electricity are installed. Heating is via a coke-fired system. Drainage is to a non-mains service.

Coke-Fired Heating System

A coke-fired heating system uses purified carbon (coke) made by heating coal without oxygen to heat water or air for domestic warmth and hot water.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

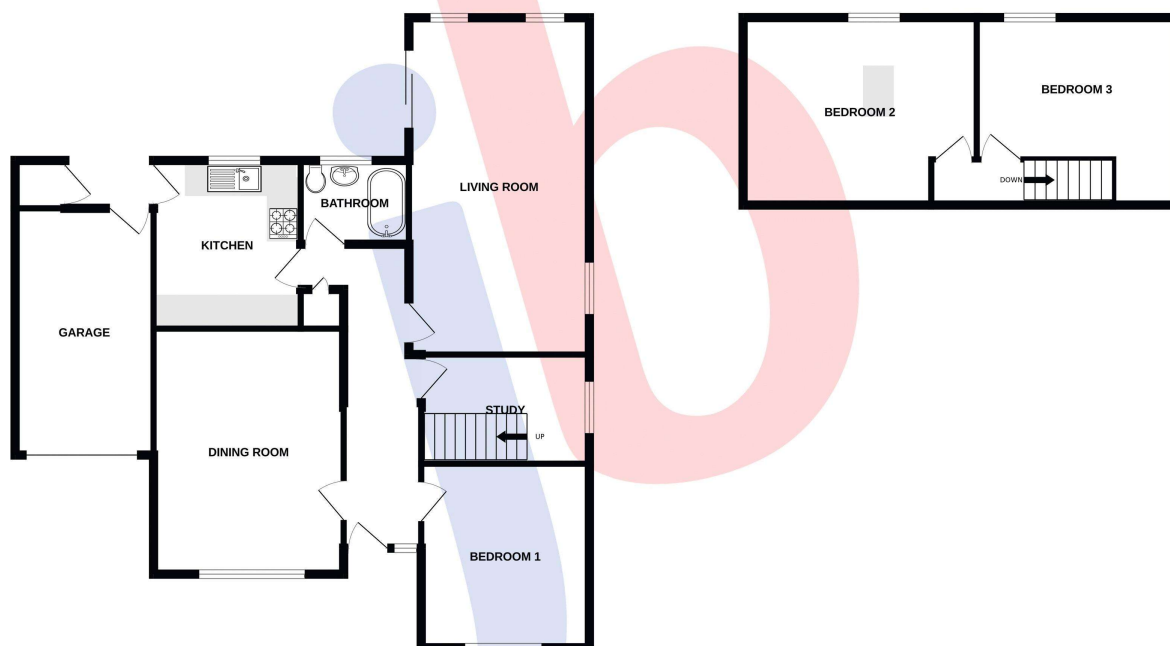
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007850 22 October 2026



GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.

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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