Brewery Lane, Carlton-Le-Moorland

Guide Price £280,000 to £300,000

NEWTON FALLOWELL

Brewery Lane

Carlton-Le-Moorland, Lincoln

MARKETED WITH NO CHAIN A spacious four bedroom non estate detached chalet bungalow, offering flexible accommodation, situated within the peaceful & extremely popular village of Carlton Le Moorland.

This extended property has the added benefits of two driveways and a garage, perfect for motor home/caravan owners or multi car families.

The accommodation comprises of an entrance hall, spacious lounge, dining kitchen with electric hob and oven, large utility room, ground floor WC, two ground floor bedrooms, shower room and conservatory, to the first floor there are two bedrooms (one with an ensuite WC).

The property is situated on a non estate, edge of village plot and further benefits from UPVC double glazing and being sold with no onward chain.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Hallway
5' 10" x 3' 3" (1.78m x 0.99m)

Lounge
18' 6" x 10' 7" (5.64m x 3.23m)
maximum measurements

Conservatory
10' 5" x 8' 3" (3.17m x 2.52m)

Kitchen/Diner
15' 10" x 9' 1" (4.83m x 2.77m)
maximum measurements

Utility Room
16' 7" x 7' 6" (5.05m x 2.29m)
maximum measurements

Ground Floor WC
5' 1" x 3' 0" (1.55m x 0.91m)

Hallway
7' 6" x 4' 3" (2.29m x 1.29m)

Bedroom Three
11' 1" x 9' 11" (3.38m x 3.02m)

Bedroom One
14' 5" x 10' 7" (4.39m x 3.23m)

First Floor - Bedroom Two
15' 0" x 10' 2" (4.57m x 3.10m)
15' 0" x 10' 2" maximum measurements

WC
5' 11" x 4' 8" (1.80m x 1.42m)
maximum measurements

First Floor - Bedroom Four
10' 8" x 9' 8" (3.25m x 2.95m)
maximum measurements

Garage
14' 10" x 8' 7" (4.52m x 2.62m)

Agent's Note - Probate
The sale of this property is subject to Probate which has been granted.

Services
Calor Gas, mains water, electric and drainage connected.

Square Footage
The square footage for this property is approximately 1,564 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the propertys 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 propertys 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

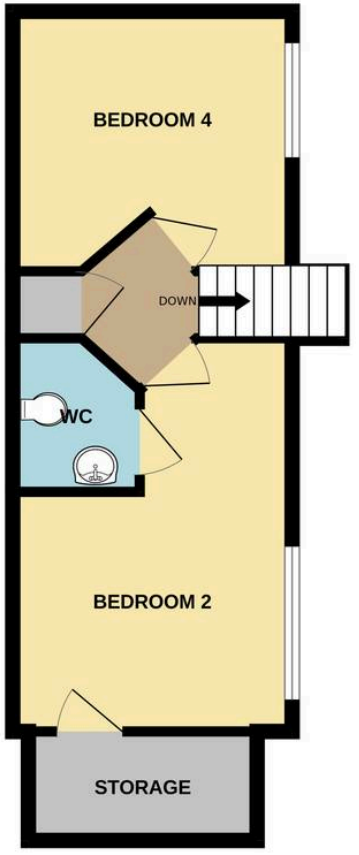
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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



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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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