



**Little Orchard Hargon Lane, Winthorpe Newark NG24 2NP**

**welcome to**

**Little Orchard Hargon Lane, Winthorpe Newark**

A GENEROUSLY SIZED DETACHED BUNGALOW WITH A SUBSTANTIAL REAR GARDEN. This stunning detached bungalow is ideally located in the sought after village of Winthorpe with great access to the A1 and A46. Viewing recommended.



### **Entrance Hall**

A substantial hallway from a obscured part glazed uPVC front door with cloaks cupboard, radiator and access into the dining room, living room, family bathroom and all three bedrooms.

### **Kitchen/Diner**

20' 4" x 11' 9" ( 6.20m x 3.58m )

A range of WREN cream high gloss low and eye level units with part tiled walls, sink and drainer with waste disposal unit, gas hob, extractor, electric double oven, space for fridge/freezer and integrated dishwasher. In addition, there is a double glazed window to the rear and both sides, tiled flooring and uPVC door to the car port.

### **Dining Room**

11' 9" x 13' 5" ( 3.58m x 4.09m )

Accessed from both the entrance hall and kitchen/diner with double glazed window to the side, carpeted flooring, storage cupboard and radiator.

### **Living Room**

11' 9" x 15' 9" ( 3.58m x 4.80m )

A bright and spacious second living room leading off the dining room with double glazed window to the side, radiator, carpeted flooring, uPVC sliding patio doors to the rear and uPVC sliding patio doors to the side.

### **2nd Living Room**

14' 8" x 11' 9" ( 4.47m x 3.58m )

A separate living room leading off the entrance hall with electric fire, radiator, carpeted flooring and double glazed bay window to the rear.

### **Family Bathroom**

A four piece family bathroom with WC, vanity unit with wash hand basin and toilet, corner bath, extractor, heated towel rail and shower cubicle with mermaid board. In addition, the bathroom benefits from fully tiled walls and floor and two obscured double glazed windows to the front.

### **Bedroom Two**

11' 8" MAX x 10' 6" MAX ( 3.56m MAX x 3.20m MAX )

A fantastic DOUBLE bedroom with double glazed window to the rear, radiator and carpeted flooring.

### **Bedroom Three**

9' 9" x 6' 2" ( 2.97m x 1.88m )

A good size third bedroom with built in storage cupboard, double glazed window to the front, radiator and carpeted flooring.

### **Bedroom One**

15' 8" MAX x 10' 9" MAX ( 4.78m MAX x 3.28m MAX )

A generously sized master bedroom with built in wardrobes, radiator, loft hatch access, carpeted flooring and uPVC sliding patio doors direct into the conservatory.

### **En-Suite**

A modern fitted en-suite with vanity unit with WC and wash hand basin, double shower cubicle with mermaid board, heated towel rail and extractor. Additionally, the en-suite offers fully tiled walls and floor and an obscured double glazed window to the front.

### **Conservatory**

Fully glazed conservatory leading off the master bedroom with double glazed door leading out to the garden and solid wood flooring.

### **Outside**

#### **Front Garden**

The front of the property offers a sizeable block paved driveway offering off road parking and car port at the side of the bungalow with door leading directly into the kitchen/diner. In addition there are a number of well maintained flower beds with mature plants and shrubs. There is also access to the rear garden via a gate to the side of the bungalow.

#### **Rear Garden**

A generous rear enclosed garden with mainly laid to lawn, fish pond, paved patio area ideal for entertaining and a range of shrubs, plants and trees. The garden is not overlooked and is very private. The two timber sheds are included within the sale.

#### **Car Port**

Car port at the side of the property with block paving and uPVC door leading into the kitchen/diner.

#### **Agent Note**

The loft space spans the length of the property offering huge potential to convert into a range of different rooms making it ideal for large family (subject to relevant planning permissions). In addition, there is a small window to one elevation and access from the master bedroom.

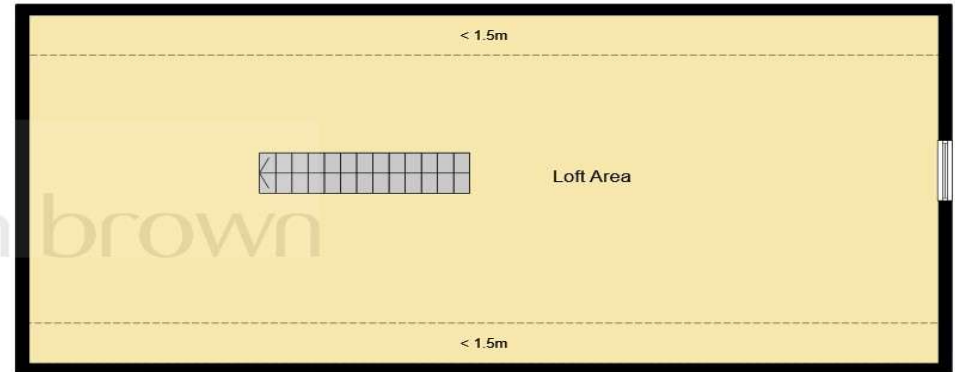


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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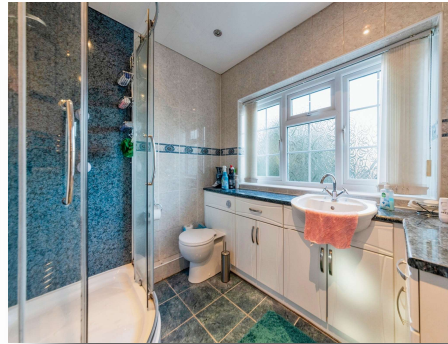
- SIZEABLE DETACHED BUNGALOW
- SUBSTANTIAL REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- THREE RECEPTION ROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

**£415,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK104994 - 0010

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