

Hargon Lane, Winthorpe NG24 2NP

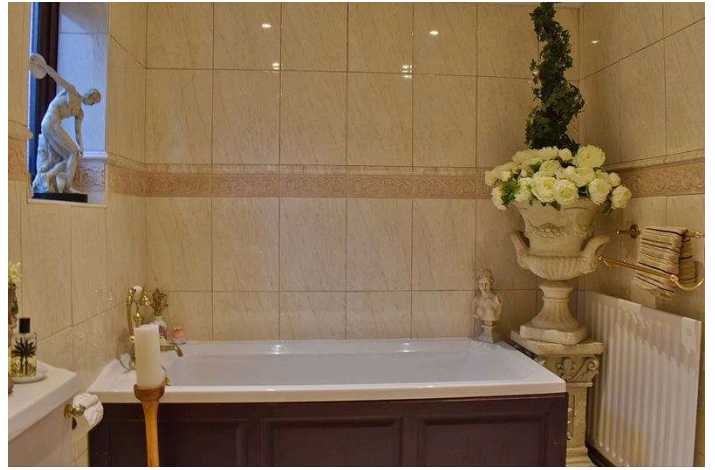


An exceptionally well maintained three bedroom detached bungalow which has recently been updated to include a new roof and kitchen. In addition to the three double bedrooms, there is a spacious open plan lounge/diner, kitchen and well appointed bathroom. There is off road parking, a garage and gardens to the front and rear. The property is double glazed throughout and has gas central heating. Available for purchase with NO CHAIN. Early viewing strongly recommended.

£350,000







Situation and Amenities

The very popular village of Winthorpe lies around 4 miles from the market town of Newark on Trent with its fast rail link to London Kings Cross (approximately 80 minutes). Newark has an excellent range of shops and facilities whilst also having excellent commuting north and south via the A1. There are good rail and road links to Lincoln and Nottingham. Winthorpe village itself has a thriving local community, and amenities including a very well respected primary school and a community centre.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has doors providing access to the lounge/diner, the bedrooms and the bathroom. The airing cupboard which also houses the central heating boiler is located here. The hallway has wood laminate flooring, cornice to the ceiling, two ceiling light points and a radiator.

Lounge/Diner 32' 3" x 12' 2" (9.82m x 3.71m) (narrowing to 9' 8")

This fabulous open plan room has a bow shaped window to the front elevation, a door into the kitchen and sliding patio doors to the rear leading out into the back garden. The focal point of the lounge area (18' 8" x 12' 2") is the fireplace with electric fire set on a tiled hearth. The dining area measures (13' 1" x 9' x 8"). The entire room is complemented with the same wood laminate flooring flowing through from the hallway, and also has cornice to the ceiling, two ceiling light points and two radiators.

Kitchen 15' 3" x 8' 0" (4.64m x 2.44m)

The recently re-fitted kitchen has a window to the rear elevation and a half glazed door providing access out to the side of the property. The kitchen is fitted with an excellent range of base and wall units complemented with solid wood work surfaces and tiled splash backs. There is a sink, and integrated appliances include an eye level double oven, ceramic hob with extractor hood above, microwave, slim-line dishwasher, washing machine, fridge and freezer. The kitchen also has an integrated breakfast bar, wood laminate flooring, a ceiling light point and a radiator.

Bedroom One 11' 3" x 10' 9" (3.43m x 3.27m) (excluding wardrobes)

An excellent sized double bedroom with a bow shaped window to the front elevation. The bedroom has a comprehensive suite of fitted wardrobes, the same wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 13' 1" x 10' 2" (3.98m x 3.10m)

A double bedroom with a window to the rear elevation, the same wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 13' 1" x 7' 11" (3.98m x 2.41m)

A further double bedroom, having a window to the rear elevation, the same wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 10' 7" x 6' 10" (3.22m x 2.08m)

The well appointed bathroom has two opaque windows to the side elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with electric shower and curved shower screen. The bathroom has ceramic floor and wall tiling, recessed ceiling spotlights, cornice to the ceiling, an extractor fan and a radiator.

Outside

This bungalow stands on a delightful plot and to the front is a hard landscaped garden which contains a number of mature shrubs and plants. Adjacent to this is a sweeping block paved driveway which provides off road parking for at least two vehicles and in turn leads to the garage and front door. There is gated access either side of the bungalow into the rear garden.

Garage 16' 11" x 8' 1" (5.15m x 2.46m)

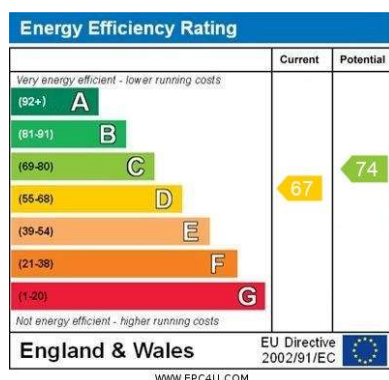
The garage has an up and over door to the front elevation and is equipped with power and lighting.

Rear Garden

The rear garden is fully enclosed and enjoys an excellent degree of privacy. The garden is predominantly hard landscaped and has a sizeable patio area which provides an ideal outdoor seating and entertaining space. The garden contains an abundance of mature shrubs, plants and trees. Located to one corner and included within the sale is a timber summerhouse.

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

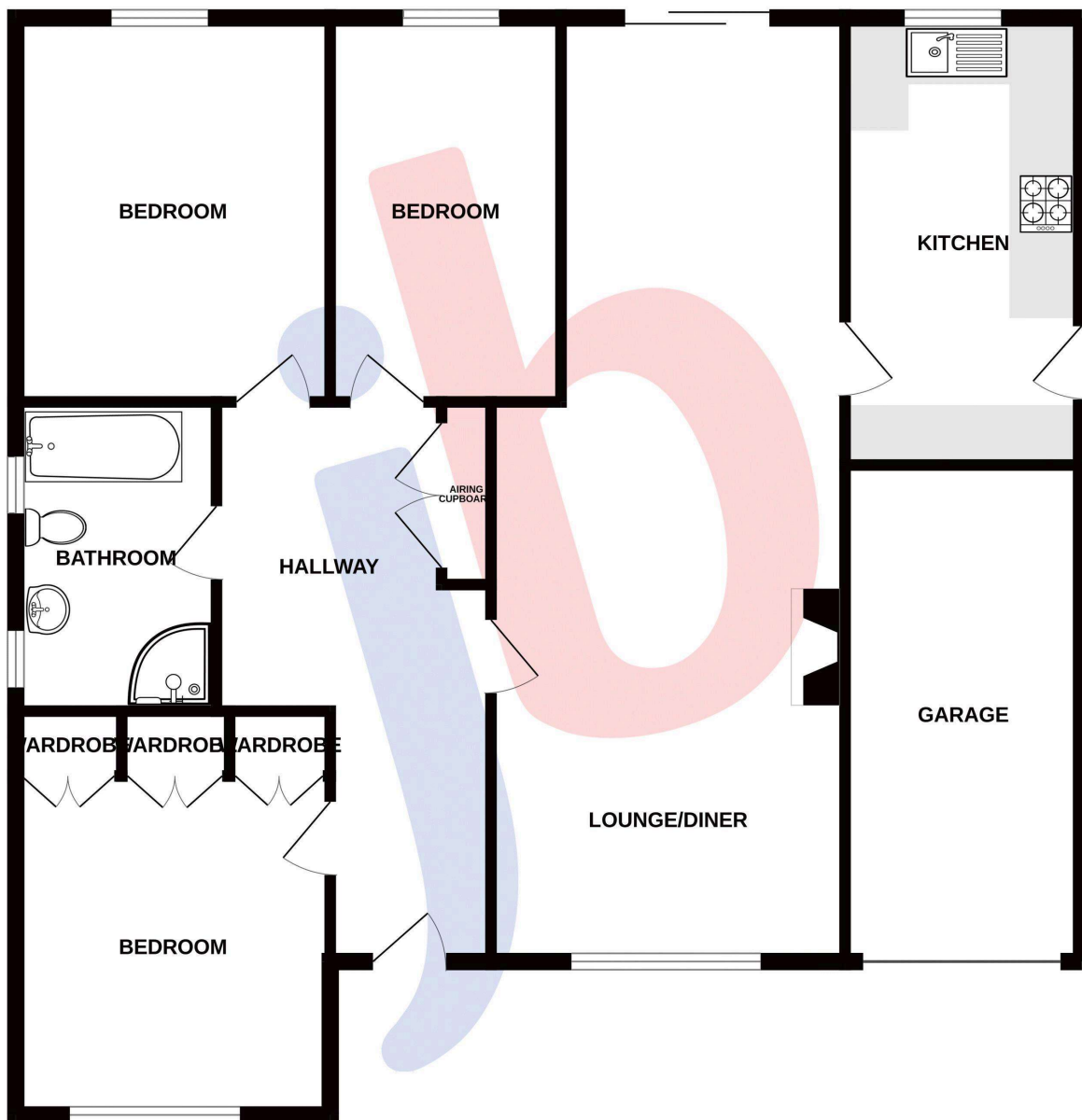
Newark & Sherwood District Council, Notts, 01636 650000

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 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. 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. 00004365 30 January 2026

GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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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