



Wheatley Lane, Carlton-le-Moorland



3



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Guide Price £325,000 to £335,000



### Key Features

- Detached Non Estate Bungalow
- Three Bedrooms
- Fitted Breakfast Kitchen
- Spacious Lounge With Dining Room
- Large Rear Garden
- Garage and Ample Off Street Parking
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold



MARKETED WITH NO CHAIN A spacious and well-presented three bedroom detached bungalow, situated in non-estate position within the very popular Lincolnshire village of Carlton Le Moorland. This lovely property has a garage and great parking facilities and a very generous rear garden.

The property's accommodation comprises: an entrance hall, breakfast kitchen with integrated appliances to include a fridge freezer, electric hob, double oven and extractor fan, there is a spacious lounge open plan into the dining room which has French doors to the side garden, an inner hallway provides access to the family four-piece bathroom and the three double bedrooms. The property benefits from its peaceful location, non-estate position, oil central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### Carlton-Le-Moorland

Carlton-Le-Moorland is a popular and sought after village which lies approximately 9 miles northwest of the market town of Newark and its North Gate train station with regular trains to London and 12 miles to the south of the Cathedral City of Lincoln. Amenities include 'The White Hart' public house, St Marys Church, a village hall which offers a range of leisure and fitness classes, playing field and Sands Pond conservation area. School buses stop in the village for various local secondary schools and both Sleaford Grammar schools. The village has a safe cycle and foot path to the neighbouring village of Bassingham with its primary school, doctor's surgery, two public houses, grocery shop incorporating well renowned butchers, post office, play park and sports facilities.

#### ACCOMODATION - Rooms & Measurements

Entrance Hallway 5'4" x 3'10" (1.6m x 1.2m)

Lounge 16'1" x 12'4" (4.9m x 3.8m)

maximum measurements

Dining Room 8'0" x 7'9" (2.4m x 2.4m)

Breakfast Kitchen 16'1" x 9'1" (4.9m x 2.8m)

maximum measurements

Inner Hallway

Bedroom One 18'6" x 8'11" (5.6m x 2.7m)

maximum measurements

Bedroom Two 13'0" x 10'6" (4m x 3.2m)

Bedroom Three 10'0" x 9'2" (3m x 2.8m)

Bathroom 10'4" x 4'11" (3.1m x 1.5m)

Garage 18'5" x 8'7" (5.6m x 2.6m)

#### Services

Oil fired heating, mains electricity, water and drainage are connected.

#### 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.

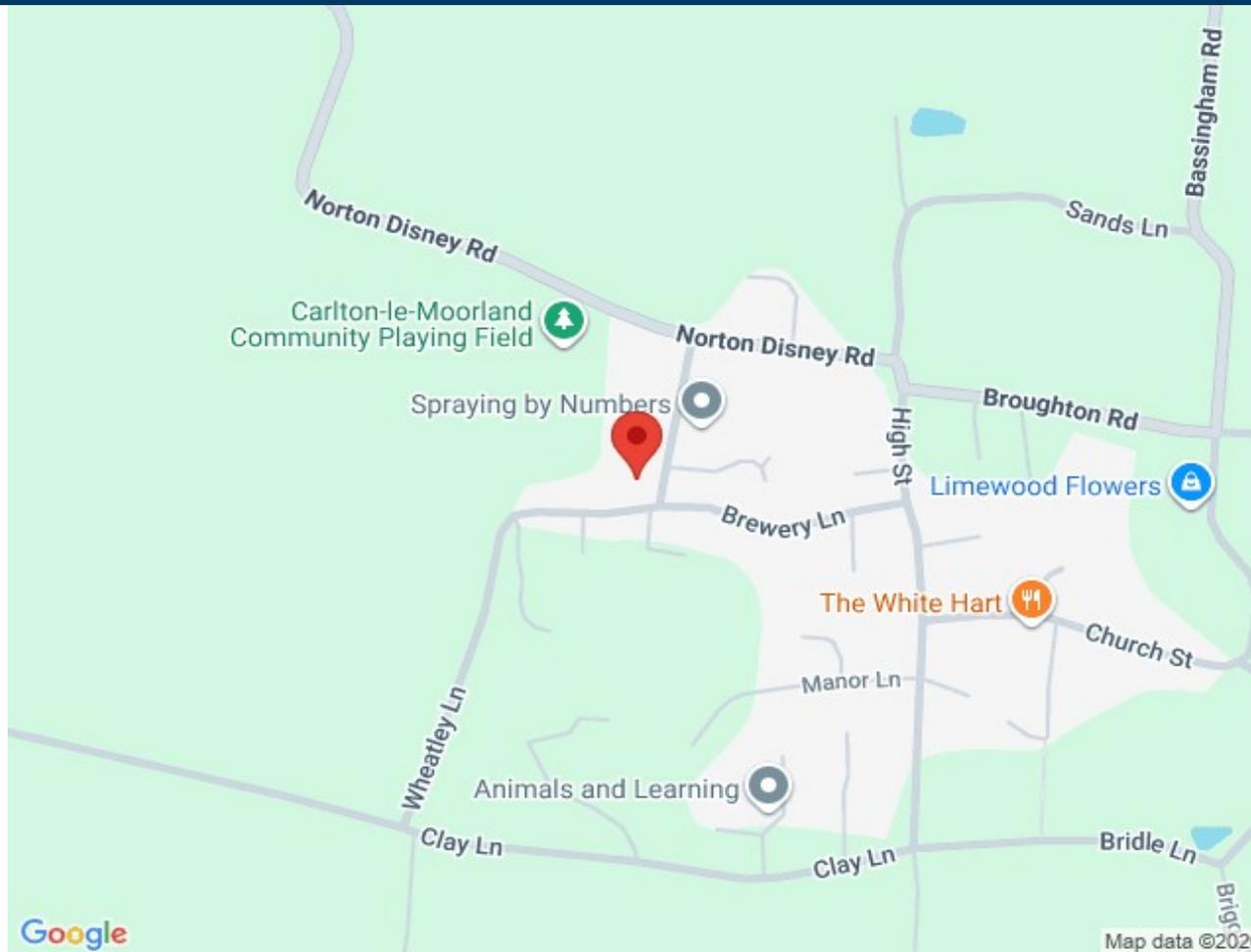
#### Referrals

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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

