

DRAFT

**SCHOOL LANE
SILK WILLOUGHBY NG34 8PG**



£625,000

A rare opportunity to purchase an Extended and Much Improved Four Bedroom Detached Bungalow located within grounds of approximately 0.48 acres and having Open Views to the front and rear, Ample Parking with an 'in and out' drive, Double Garage and providing good sized family accommodation. The extension to the property provides a large bedroom with shower room and has separate access, so would be ideal for an annexe or any other business venture, subject to the necessary permissions. The bungalow is located in a superb and very popular village setting and has accommodation comprising Entrance Porch, Reception Hall, Kitchen, Dining Room, Lounge with feature fireplace and door to garden, Utility Room with pantry, En-Suite to the master bedroom, Family Bathroom and access to the potential annexe area is via the dining room or a separate rear entrance. The property benefits from Oil Central Heating and Double Glazing and viewing is highly recommended to appreciate the enviable location of this property and the god size accommodation.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossing turn right and bear left into London Road. Continue out of the town and upon reaching Silk Willoughby, turn right into School Lane and the property is located on the left hand side.

French doors provide access to the **Reception Porch 3.58m (11'9") x 3.20m (10'6")** having wall light point. A further door provides access to the **Reception Hall 3.20m (10'6") x 3.10m (10'2")** having two column style radiators, double cupboard, display recess and wall light point.



Lounge: 6.71m (22'0") x 4.01m (13'2")

Having feature brickwork and ceiling, feature fireplace housing a wood burning stove with Oak mantle, two column style radiators, four wall light points and French doors and picture window providing access to the garden.



French doors provide access to the:

Dining Room: 4.01m (13'2") x 3.51m (11'6")

Having exposed brickwork and two arches to the kitchen, column style radiator and two wall light points.



Kitchen: 4.09m (13'5") x 3.48m (11'5")

Having a range of matching wall and base units with Quartz worktop over, built-in Range cooker with cooker hood over, large deep Belfast sink with monobloc tap, built-in dishwasher, built-in fridge, tiled splashbacks and column style radiator.



Kitchen

Utility Room: 3.45m (11'4") x 1.63m (5'4")

Having double glazed rear entrance door, base units, Quartz worktop, under counter sink with monobloc tap, plumbing for washing machine, tiled splashbacks, feature tall column style radiator large walk-in pantry cupboard with shelves and light, further walk-in store cupboard together with a small store cupboard and a door returning to the Reception Hall.

Wet Room Shower Room:

Being fully tiled and having shower unit, corner mounted hand washbasin with mixer tap, low level w.c, Velux roof light and chrome towel radiator.



A door from the Lounge provides access to the Inner Hall providing access to:

Bedroom 1: 4.75m (15'7") x 3.73m (12'3")

Having picture window overlooking the garden and radiator.



En-Suite: 3.68m (12'1") x 2.18m (7'2")

Having separate corner shower cubicle with mains fed unit, rainfall shower head and further shower attachment, low level w.c, pedestal hand washbasin, bath with side taps and shower attachment, tiled splashbacks, tall feature column radiator and tiled floor.



Bedroom 3: 5.49m (18'0") x 3.76m (12'4")

Having two large windows overlooking the garden, uPVC door to the garden, two double and one single built-in wardrobe, half vaulted ceiling to match the lounge and column style radiator.



Bedroom 4: 3.45m (11'4") x 2.62m (8'7")

Having built-in double cupboard, column style radiator and half vaulted ceiling.



Family Bathroom:

Having bath with mixer tap and shower attachment, low level w.c, pedestal hand washbasin with mixer tap, tiled splashbacks, shaver point, column style radiator and Vleux roof light.



A door from the Dining Room provides access to the Lobby having double glazed rear entrance door.

Bedroom 2: 5.49m (18'0") x 3.76m (12'4") (Potential Annexe)

Having feature radiator and loft access.



Shower Room: 2.24m (7'4") x 1.57m (5'2")

Having separate mains fed shower, vanity hand washbasin with mixer tap, low level w.c, radiator and tiled

splashbacks.



Outside:

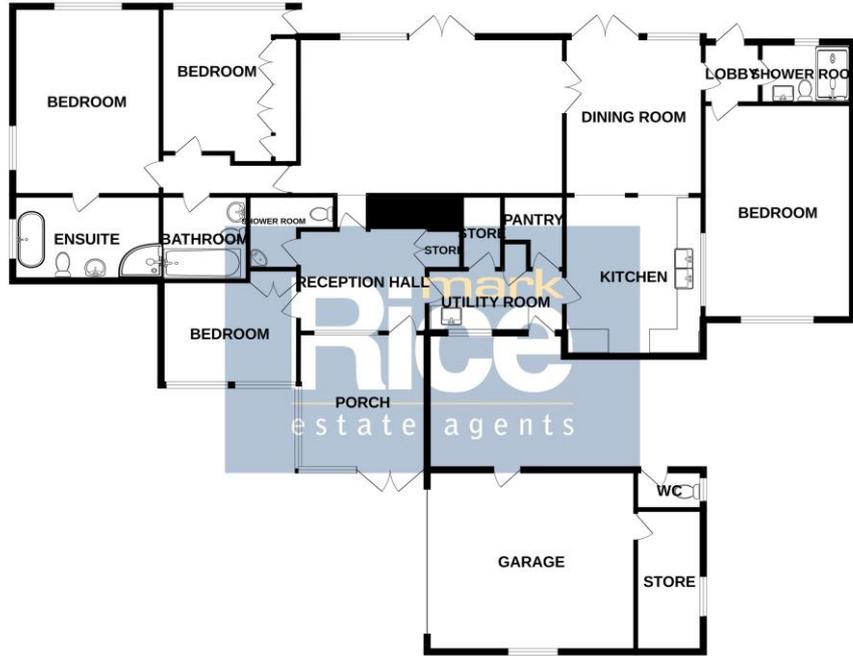
The property is located within grounds of approximately 0.48 acres with a large gravel 'in and out' drive which provides Parking for a number of vehicles and approaches the front of the property. The front garden is laid to lawn with well stocked borders, and the South Facing Rear Garden is a particular feature and private. The garden has a large lawn area with trees and well maintained borders together with a large patio area and ornamental fish pond and enjoys open views across fields. Between the bungalow and the garage is an enclosed yard area where the oil central heating boiler is located.



Council Tax Band E.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
2221 sq.ft. (206.4 sq.m.) approx.



TOTAL FLOOR AREA: 2221 sq.ft. (206.4 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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Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 04/02/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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