

Hemplands Lane, Sutton on Trent

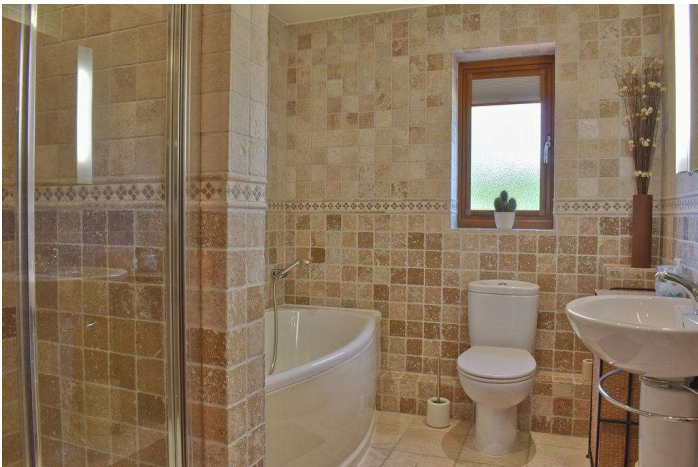


GUIDE PRICE £440,000 to £460,000. A truly wonderful five bedroom detached family home built approximately twenty years ago and presented in show home condition. The accommodation includes two large open plan reception rooms, garden room, stunning contemporary kitchen, utility, cloakroom, five bedrooms, en-suite and family bathroom. There is a double garage and ample parking. The rear garden is fully enclosed, beautifully manicured and landscaped. Double glazing and oil fired central heating are installed.

Guide Price £440,000 to £460,000









Situation and Amenities

This superb family home is situated in the Conservation Area of Sutton on Trent, which is an attractive village with excellent amenities including a well respected primary school, doctors' surgery, a Co-op store, cafe, hairdressers, library and public house. Nottingham, Lincoln, Retford, Doncaster and Newark are within commuting distance, the latter having a DIRECT RAIL LINK TO LONDON KINGS CROSS WHICH TAKES FROM APPROXIMATELY 80 MINUTES. The village also has good access for the A1.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has cornice to the ceiling, recessed ceiling spotlights and a radiator. The hallway provides access to the lounge and kitchen, and also has a personnel door into the double garage.

Lounge/Dining Room 30' 8" x 10' 10" (9.34m x 3.30m)

This very large reception room is open plan, and has a window to the front elevation and a window and French doors to the rear. The room has solid wood flooring, cornice to the ceiling, both wall and ceiling light points and three radiators. The focal point of the lounge area is the feature fireplace with electric fire inset.

Kitchen 18' 8" x 11' 11" (5.69m x 3.63m)

This stunning kitchen has a window to the rear elevation and glazed French doors leading into the garden room. A further door leads to the utility room. The recently remodelled kitchen comprises a fabulous array of contemporary base and full height units, complemented with Quartz work surfaces and matching splash backs. There is a sink, and integrated appliances include an eye level double oven, induction hob with extractor hood above, full height larder fridge and freezer, wine cooler and dishwasher. The superb central island provides seating for five and there is also a recessed television. The room has a combination of recessed ceiling spotlights and concealed lighting. There is a wall mounted infrared mirror which provides a heating source.

Utility Room 11' 11" x 8' 5" (3.63m x 2.56m)

Having a half glazed door leading out into the garden and a further door into the cloakroom. The utility room is fitted with base and wall units to match those of the kitchen, with Quartz work surfaces and matching splash backs. There is a sink, space and plumbing for a washing machine, recessed ceiling spotlights and a heated towel rail. The central heating boiler is located here.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a pedestal wash hand basin and WC. The room has a ceiling light point and a heated towel rail.

Garden Room 10' 11" x 10' 4" (3.32m x 3.15m)

A magnificent addition to this family home having triple aspect windows with bespoke blinds. French doors provide access to the garden. The garden room has a ceramic tiled floor with underfloor heating, wall light points and a combined heat exchange and air conditioning unit.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a Velux skylight window with an electrically operated blind, and doors into all five bedrooms and the family bathroom. The landing is fitted with a combined heat exchange and air conditioning unit, and has two ceiling light points and a radiator. The airing cupboard and access to the roof space are located here.

Bedroom One 11' 11" x 11' 10" (3.63m x 3.60m)

A delightful double bedroom with a window to the front elevation, a hipped roof, recessed ceiling spotlights and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 7' 4" x 5' 5" (2.23m x 1.65m)

This excellent sized en-suite has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with a ceramic floor with underfloor heating, and wall tiling. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Two 19' 0" x 8' 5" (5.79m x 2.56m) (plus door recess)

This large bedroom has a dormer window to the front elevation and a Velux window to the rear. The bedroom has a comprehensive range of bookshelves, laminate flooring, a ceiling light point and a radiator. Bedroom two is further enhanced by having an air conditioning unit fitted.

Bedroom Three 12' 5" x 10' 7" (3.78m x 3.22m)

A good sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator. The bedroom is currently utilised as a dressing room.

Bedroom Four 11' 3" x 10' 10" (3.43m x 3.30m) (including dormer)

A further double bedroom with a dormer window to the front elevation, a ceiling light point and a radiator. The bedroom is currently utilised as a home office/study and is fitted with a range of storage furniture including a desk.

Bedroom Five 9' 5" x 9' 4" (2.87m x 2.84m)

Bedroom five is also a double and has a window to the rear elevation, a ceiling light point and a radiator.

Family Bathroom 9' 4" x 6' 11" (2.84m x 2.11m)

The well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising a contemporary bath with shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom is complemented with ceramic floor tiling with underfloor heating, and wall tiling. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

Outside

This wonderful family home stands on a delightful plot and to the front is a substantial block paved driveway which is accessed via twin wrought iron gates and provides ample parking. This in turn leads to the double garage and front door. Gated access either side leads to the rear.

Double Garage 16' 9" x 16' 4" (5.10m x 4.97m)

The garage has twin electrically operated up and over doors to the front elevation, and a personnel door to the side leading into the hallway. The garage is equipped with power and lighting.

Rear Garden

The rear garden is fully enclosed, beautifully manicured and landscaped. The garden comprises a shaped lawn, a number of raised beds and a small vegetable patch. There are a number of individual seating areas. The timber summerhouse and bicycle shed are both included within the sale.

Council Tax

The property is currently in Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.

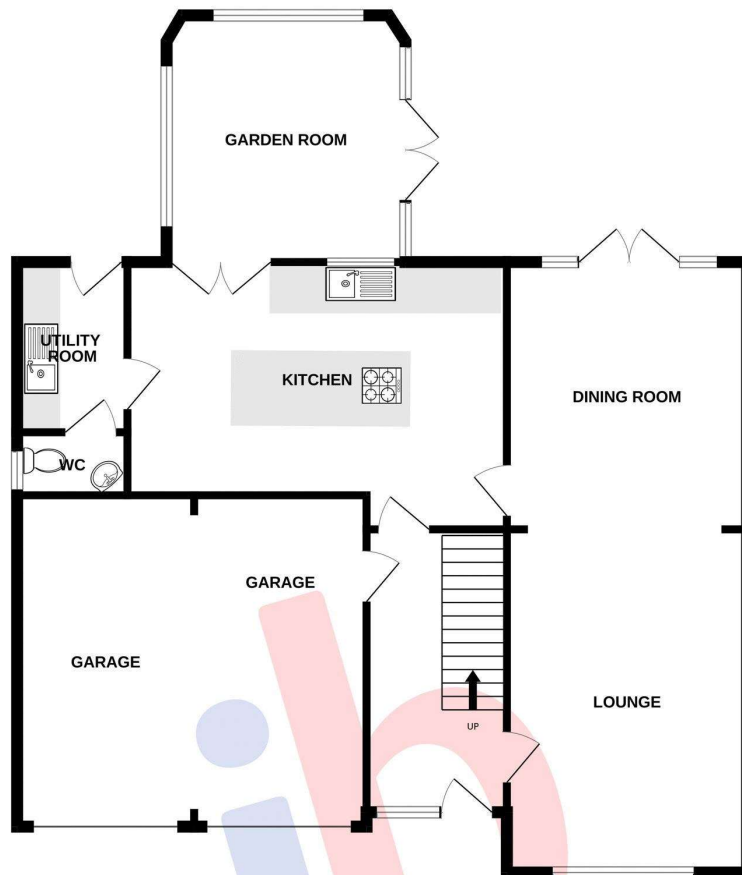
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly 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. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. 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: Chattertons Solicitors - £120.00 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. 00007699 18 September 2026

GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 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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