



New Lane, Girton



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Guide Price £675,000 to £700,000



## Key Features

- Unique Equestrian Opportunity
- Approximately 5.65 Acre Plot (STS)
- Range Of Versatile Outbuildings
- Three Bedroom Detached Bungalow
- Lounge, Conservatory & Dining Kitchen
- One Bedroom Detached Annexe
- Formal Wrap Around Gardens
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





Representing a unique proposition, 'Longacres' sits on a magnificent plot measuring over 5 acres (subject to survey) and boasts equestrian opportunities with an array of outbuildings providing an exceptional amount of storage, workshops and stabling, and this home also offers multi-generational living with a large detached bungalow and a separate detached annexe. The property still offers significant potential with the bungalow being designed and constructed to enable further expansion into the roof void, subject to the necessary planning approval.



The bungalow's accommodation comprises: entrance hall, spacious lounge, dining kitchen, utility room, large conservatory, three double bedrooms and a four piece family bathroom suite. The annexe boasts an open plan living/dining kitchen space and utility room to the ground floor, whilst the first floor enjoys a double bedroom suite with fitted storage and an ensuite bathroom.

The property is approached down an extensive tree-lined driveway with electric gates opening on to the property. There are formal gardens that wrap around both the bungalow and the annexe, with ample parking opportunities available. The outbuildings provide great flexible for storage and workshops, and there is gated access that opens through to the paddock land and the two stables. Other features of this home include oil fired 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.

## ACCOMMODATION - Rooms & Measurements

### BUNGALOW:

Entrance Hall 10'0" x 3'1" (3m x 0.9m)

Inner Hall 28'9" x 14'11" (8.8m x 4.5m)  
maximum measurements

Lounge 21'5" x 14'3" (6.5m x 4.3m)  
maximum measurements

Conservatory 22'5" x 10'10" (6.8m x 3.3m)

Dining Kitchen 21'5" x 14'3" (6.5m x 4.3m)  
maximum measurements

Utility Room 7'2" x 6'5" (2.2m x 2m)

Bedroom One 13'8" x 11'0" (4.2m x 3.4m)

Bedroom Two 13'8" x 9'6" (4.2m x 2.9m)

Bedroom Three 11'3" x 10'0" (3.4m x 3m)

Bathroom 10'0" x 6'3" (3m x 1.9m)

### ANNEXE:

Open Plan Living/Dining Kitchen 22'9" x 18'11"  
(6.9m x 5.8m)  
maximum measurements





**Utility Room** 15'4" x 10'9" (4.7m x 3.3m)

**Bedroom** 22'10" x 10'5" (7m x 3.2m)  
maximum measurements

**Ensuite Bathroom** 9'11" x 6'0" (3m x 1.8m)

#### OUTBUILDINGS:

**External Store** 15'3" x 8'1" (4.6m x 2.5m)

**Outbuilding 1** 30'5" x 24'6" (9.3m x 7.5m)

**Outbuilding 2** 31'4" x 24'6" (9.6m x 7.5m)

**Outbuilding 3** 56'5" x 38'1" (17.2m x 11.6m)  
maximum measurements

**Open Store** 30'7" x 30'7" (9.3m x 9.3m)

**Store 1** 14'4" x 8'10" (4.4m x 2.7m)

**Store 2** 14'4" x 9'9" (4.4m x 3m)

**Store 3** 14'4" x 9'9" (4.4m x 3m)

**Store 4** 31'6" x 14'8" (9.6m x 4.5m)

#### Agent's Note

One neighbour has access over the initial part of the property's driveway.

#### Services

Oil fired central heating. Drainage by way of septic tank. Mains electricity and water are connected.

#### Girton

The small village of Girton lies just 3 miles north of Collingham which has a wealth of amenities and 9 miles north of the Market Town of Newark.



## 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.

## Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## 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.

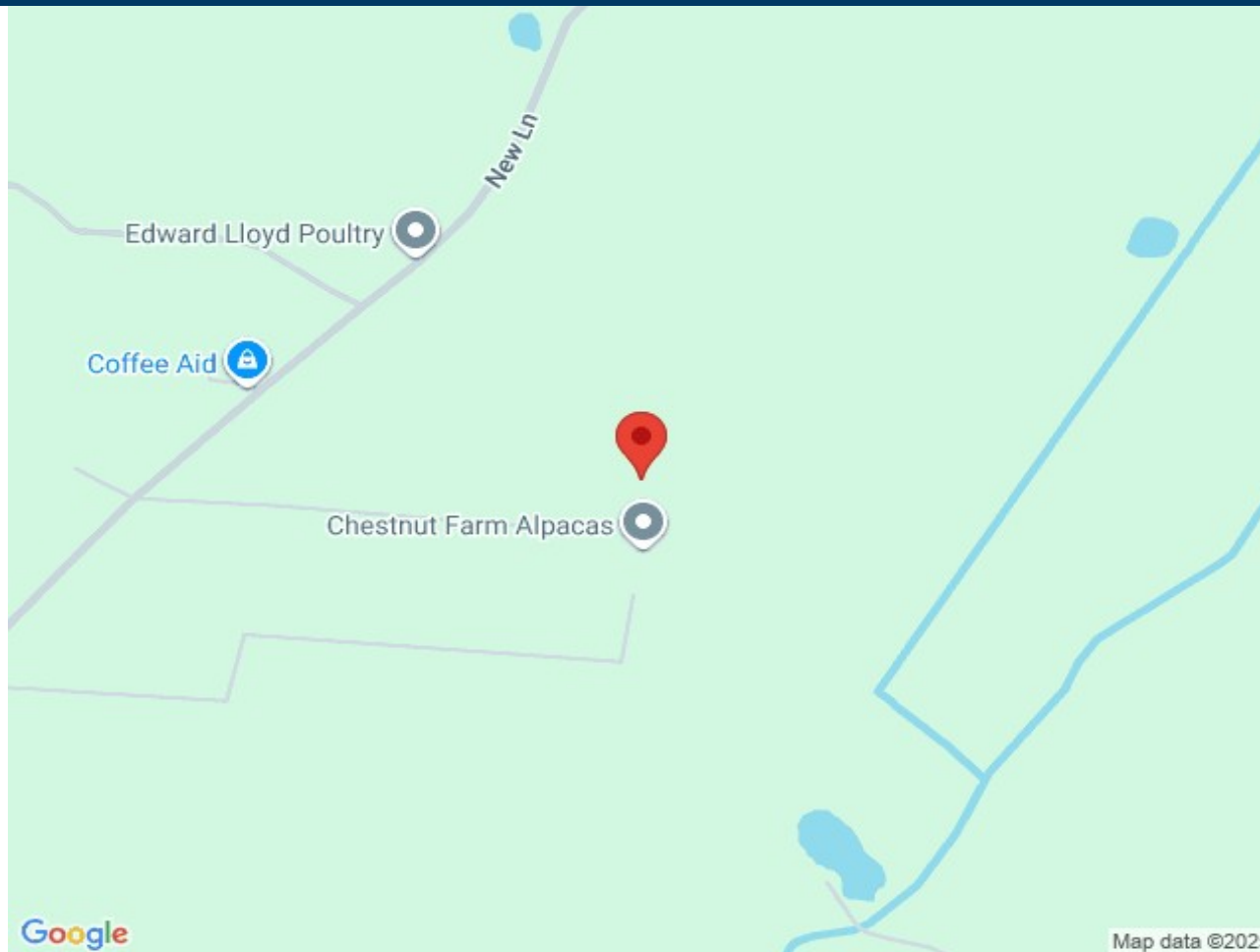




# GROUND FLOOR

Floor Plans for Annexe and Outbuildings available on all Web Portals





Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

