



Brewery Lane, Carlton-Le-Moorland
Guide Price £300,000 to £325,000



Brewery Lane

Carlton-Le-Moorland, Lincoln

MARKETED WITH NO CHAIN A spacious four bedroom non estate detached chalet bungalow, offering flexible accommodation, situated within the peaceful & extremely popular village of Carlton Le Moorland. This extended property has the added benefits of two driveways and a garage, perfect for motor home/caravan owners or multi car families.

The accommodation comprises of an entrance hall, spacious lounge, dining kitchen with electric hob and oven, large utility room, ground floor WC, two ground floor bedrooms, shower room and conservatory, to the first floor there are two bedrooms (one with an ensuite WC).

The property is situated on a non estate, edge of village plot and further benefits from UPVC double glazing and being sold with no onward chain.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Hallway

5' 10" x 3' 3" (1.78m x 0.99m)

Lounge

18' 6" x 10' 7" (5.64m x 3.23m)
maximum measurements

Conservatory

10' 5" x 8' 3" (3.17m x 2.52m)

Kitchen/Diner

15' 10" x 9' 1" (4.83m x 2.77m)
maximum measurements

Utility Room

16' 7" x 7' 6" (5.05m x 2.29m)
maximum measurements

Ground Floor WC

5' 1" x 3' 0" (1.55m x 0.91m)

Hallway

7' 6" x 4' 3" (2.29m x 1.29m)

Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

Bedroom One

14' 5" x 10' 7" (4.39m x 3.23m)

First Floor - Bedroom Two

15' 0" x 10' 2" (4.57m x 3.10m)
maximum measurements

WC

5' 11" x 4' 8" (1.80m x 1.42m)
maximum measurements

First Floor - Bedroom Four

10' 8" x 9' 8" (3.25m x 2.95m)
maximum measurements

Garage

14' 10" x 8' 7" (4.52m x 2.62m)



Agent's Note - Probate

The sale of this property is subject to Probate which has been granted.

Services

Calor Gas, mains water, electric and drainage connected.

Square Footage

The square footage for this property is approximately 1,564 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

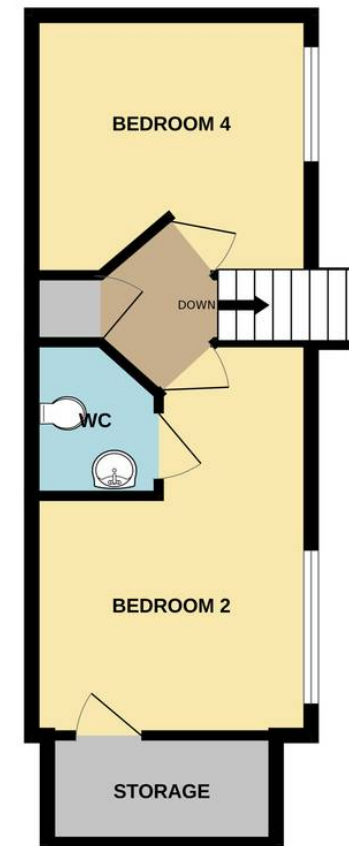
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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