

Charnwood, 40 Main Street

Upton, Newark, NG23 5TE

Book a Viewing!

Offers In The Region Of £300,000

No Onward Chain – This exceptionally well maintained and extended semi-detached home enjoys far reaching Trent Valley views to the front and open fields to the rear. The accommodation includes an entrance hall, a light and airy lounge with log burner, and a delightful open plan family dining kitchen complete with fitted units and pantry. To the first floor there is a master bedroom with superb views, a further bedroom, and a bathroom. Outside, the property offers parking for multiple vehicles, a front lawned garden with flower beds, and side gated access leading to a private rear patio and a generous double width rear garden. There is further potential to extend the first floor over the dining/family room, subject to the necessary planning permissions.





Main Street, Upton, Newark, NG23 5TE







LOCATION
Upton is an attractive village set three miles to the East of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a village pub and The Horological Museum with popular Clock House Café. The village also lies within the catchment area of the Minster School in Southwell with daily pick up bus a short walk away. Southwell is a thriving minster town having a useful range of town amenities and professional services grouped principally along a period street scene of Queen Street and King Street. Southwell schooling is of renowned standard across the age ranges and the town offers an excellent range of sporting and cultural activities.

ENTRANCE HALL Double glazed leaded door gives access to entrance hall, stairs off to first floor landing, door off to lounge and radiator.

LOUNGE 15' 3" x 11' 7" (4.65m x 3.53m) With double glazed bay window to front elevation, double glazed window to side elevation, log burner with slate hearth with hardwood surround and radiator.









OPEN PLAN FAMILY/DINING KITCHEN 20' 10" x 13' 2" (6.35m x 4.01m) With a range of wall and floor mounted cupboards and drawers with work surface over, stainless steel single drainer sink unit, pull-out bin, worksurface lighting, integrated washing machine, integrated larder fridge freezer Ideal combi central heating boiler, electric Bosch double oven, Bosch inset gas hob with extractor over, carousel cupboards, tiled floor, two wall lights, three Velux windows to rear aspect double glazed door to side elevation, bi-fold doors to rear garden, under stairs pantry with shelving, vertical radiator and two radiators.

FIRST FLOOR LANDING With access to roof space.

PRINCIPAL BEDROOM 12' 9" x 11' 10" (3.89m x 3.61m) With double glazed window to front elevation with far reaching Trent Valley Views, radiator, over stairs wardrobe with shelving and rail.

BEDROOM 2 9' 3 " x 7' 1" (2.82m x 2.16m) With double glazed window to side elevation, built-in wardrobe and radiator.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m) Comprising a corner bath, with side screen and shower over, half tiled surround, low level WC, pedestal wash hand basin, heated towel rail and double glazed window to rear elevation.

OUTSIDE To the front of the property there is off road parking for numerous vehicles, steps leading to the front of the property, lawned front garden with flower/shrubs boarders and timber shed. Side gated access to side passageway, external tap, log store, rear enclosed lawned garden, fence and wire boundary, double width plot with timber shed/workshop, flagstone patio area and fields to rear.
NOTES The property was extended in 2016, the Vendor informs that the extension had footing dug to a depth of 2.5 meters which would allow, subject to the necessary planning, for additional first floor accommodation.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating. Water meter fitted.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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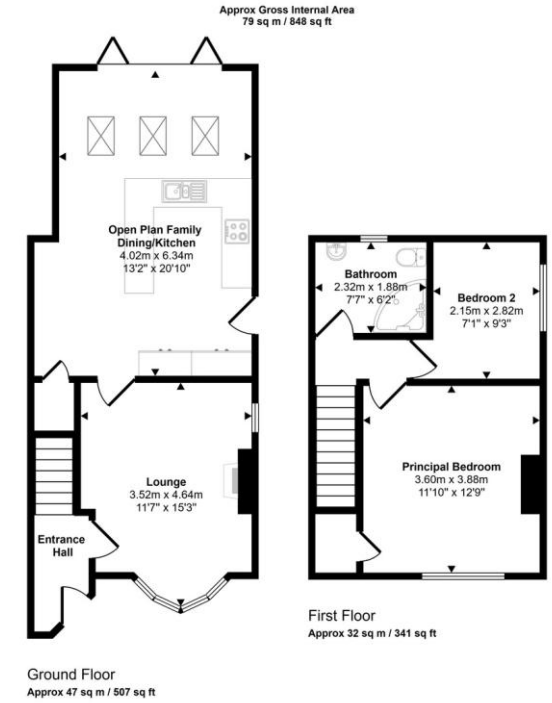
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Property Ombudsman