

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 29 PASTURE VIEW, GUNTHORPE

NOTTINGHAM, NG14 7FL

OFFERS INVITED £360,000



# 29 PASTURE VIEW

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**CHAIN FREE | Three Bedroom Detached Bungalow | Double Garage | Cul-de-sac Location | Sought after Village | Bi-Fold Doors | Recently Installed Boiler | Breakfast Kitchen | Modern Bathroom | Viewings Advised |**

Nestled in the tranquil Trentside village of Gunthorpe, offered for sale with no upward chain, this detached and extended three-bedroom abode is the epitome of comfortable single-storey living.

Boasting a prime position towards the cul-de-sac's head, residents will relish the proximity to local eateries and the inviting community atmosphere. The property is perfect for those desiring to downsize without compromising on space or for families who wish for their children to attend the nearby reputable primary school.

This charming home is surrounded by gardens on three sides, creating a private outdoor haven. The practicality is further enhanced by a generous driveway and a detached double garage, ensuring parking is never a concern with ample space for up to four vehicles.

Inside, the residence features a welcoming entrance hallway leading to a cosy cloakroom/WC, a seamless kitchen and dining room combination for hearty family meals, and a dual-aspect living room that bathes in natural light. Three well-appointed bedrooms ensure restful slumber, while the good-sized shower room caters to the daily needs.

Gunthorpe, beloved for its picturesque setting by the River Trent, offers residents scenic walks and a variety of delightful spots to dine and unwind. Transport links are excellent, with a bus service connecting the village to nearby Bingham, Radcliffe On Trent, and the vibrant Nottingham City Centre. For further convenience, Lowdham village is merely a mile away, boasting a train station and direct bus routes to Southwell and the City.

This property is truly a rare find, and viewings are by appointment only, exclusively arranged through our Burton Joyce office. Don't miss the chance to call this idyllic bungalow your home.

### Entrance Hallway

### Kitchen / Dining Area

11'9" x 26'1" (3.58m x 7.95m)

### Living Room

12'7" x 19'2" (3.84m x 5.84m)

### Cloaks / WC

### Bedroom One

11'4" x 12'11" (3.45m x 3.94m)

### Bedroom Two

10'3" x 7'6" (3.12m x 2.29m)

### Bedroom Three

7'6" x 9'9" (2.29m x 2.97m)

### Bathroom

9'5" x 7'6" (2.87m x 2.29m)

### Detached Double Garage

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into

any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



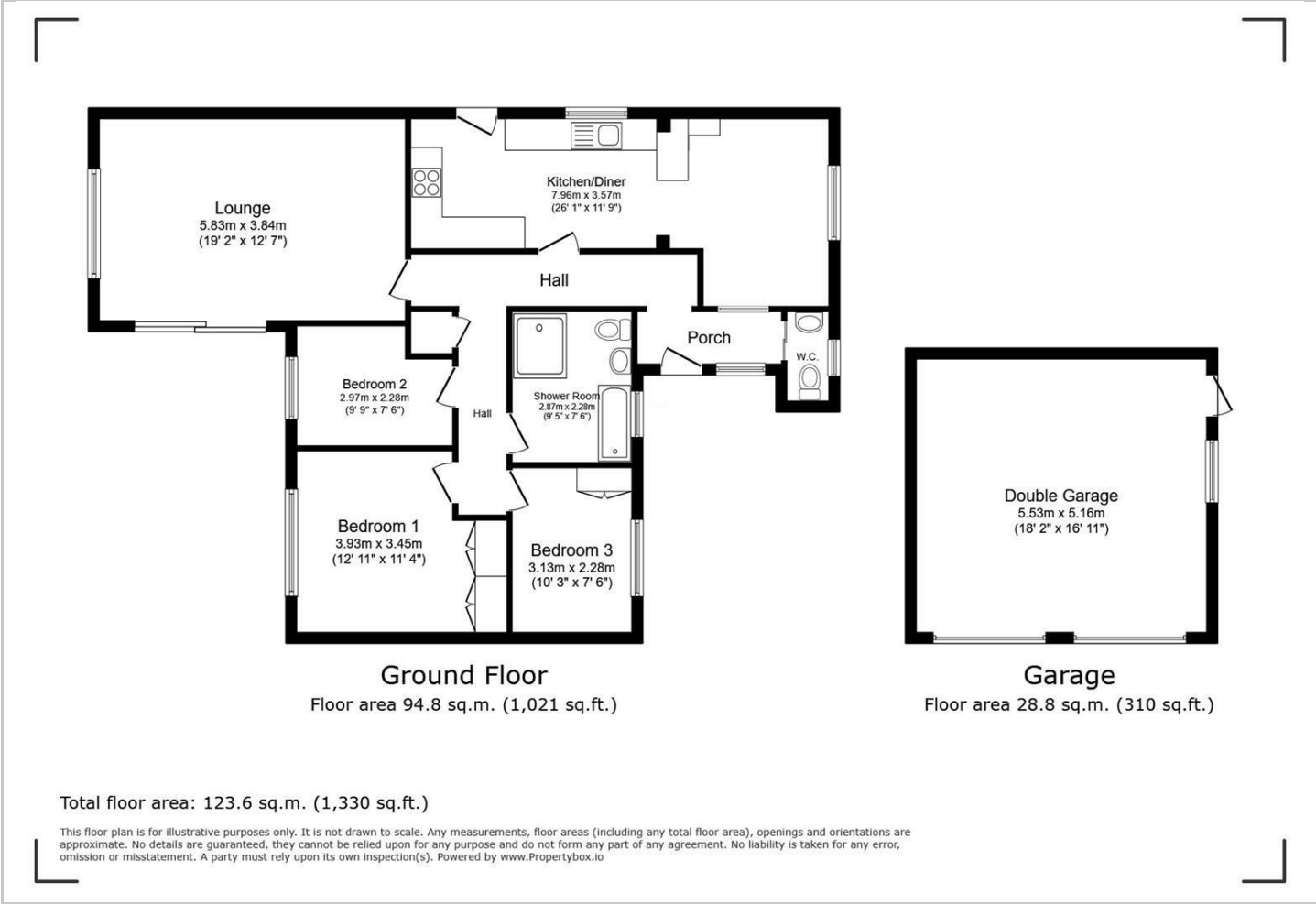
Hybrid Map



Terrain Map



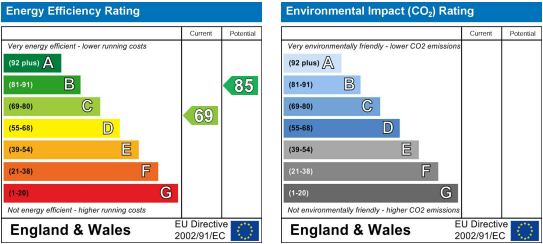
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.