



**Chipmunk Way, Newton**  
Newton, Nottinghamshire, NG13 8ZH



## Chipmunk Way, Newton Newton, Nottinghamshire, NG13 8ZH

**£209,950**

This two double bedroom, semi-detached family home is offered to the market located within the popular village of Newton having fantastic primary and secondary school catchments and good road links for commuters. Accommodation comprising: Entrance Hall, Kitchen, Downstairs WC, Lounge/Diner, two double Bedrooms, Family Bathroom, rear garden and driveway providing off street parking. Viewing is highly recommended to appreciate the quality this property has to offer. EPC Rating C. Council Tax Band B. Freehold. No Upward Chain.

### Newton

The village of Newton is a peaceful development in the countryside located just off the A46 being in close proximity to East Bridgford and Bingham, which offer highly regarded school catchments, shops, doctors' surgeries and leisure facilities. It is also well placed for road networks which include the A52 and A46 which in turn lead to the surrounding centres of Nottingham, Grantham, Newark and Leicester.

### Entrance

Entrance via double glazed front door into Entrance Hall.

### Entrance Hall

Quality fitted light oak flooring, returning staircase rising to first floor, single panel radiator, white panel door to Downstairs WC and interior glazed glass doors to the Lounge/Diner and Kitchen.



### Kitchen

**5'6" x 10'9" (1.70 x 3.30)**

Fitted with a range of contemporary stripe effect wooden base and wall mounted units with marble effect roll-top work surface over, inset stainless steel sink and drainer, fitted Zanussi fan assisted oven with four ring gas hob and stainless steel splash back and chimney style extractor fan over, space and plumbing for washing machine, space for full sized fridge freezer, wall mounted gas central heating boiler, tile effect cushion flooring and uPVC double glazed window to the front elevation.

### Downstairs WC

Fitted with a two piece white suite comprising: low level wc and corner pedestal wash basin, tile effect cushion flooring, single panel radiator, tiling to splash back and uPVC double glazed obscure glass window to the front elevation.

### Lounge/Diner

**16'0" max. x 12'4" max. (4.88 max. x 3.78 max.)**

Continuation of the quality fitted light oak flooring, spacious under-stairs storage cupboard, television point, single panel radiator and uPVC double glazed full opening French doors leading out to the rear garden.

### First Floor Landing

Loft access, single panel radiator and white panel doors to Bedroom and Bathroom accommodation.

### Bedroom One

**9'0" x 12'5" (2.76 x 3.79)**

Two uPVC double glazed windows to the front elevation, single panel radiator and door to good-sized over-stairs storage cupboard.

### Bedroom Two

**9'4" x 12'5" (2.85 x 3.80)**

UPVC double glazed window to the rear elevation and single panel radiator.

### Family Bathroom

**5'10" x 6'5" (1.80 x 1.98)**

Fitted with a three piece white suite comprising: low level wc, pedestal wash basin and panel bath with chrome shower over, wood effect cushion flooring, single panel radiator and uPVC double glazed obscure glass window to the side elevation.

### Outside to the Rear

Immediately to the rear of the property there is a nice-sized flagstone patio area ideal for entertaining and alfresco dining, leading on to a shaped lawn and flowered borders. There is also hard standing for a timber shed and a wooden pedestrian gate giving access to the side leading to the front.

### Outside to the Front

To the front of the property there is a tarmac driveway providing off street parking, with a flagstone pathway leading to the Entrance.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

There is a charge for the area of Newton of approximately £270 per year to maintain the green areas.

### Note

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 and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

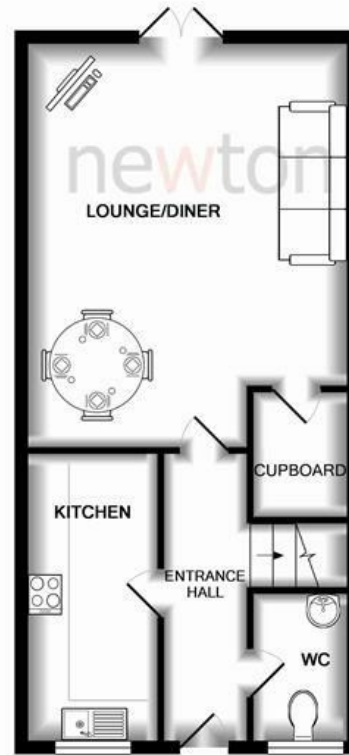
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### Money Laundering Regulations

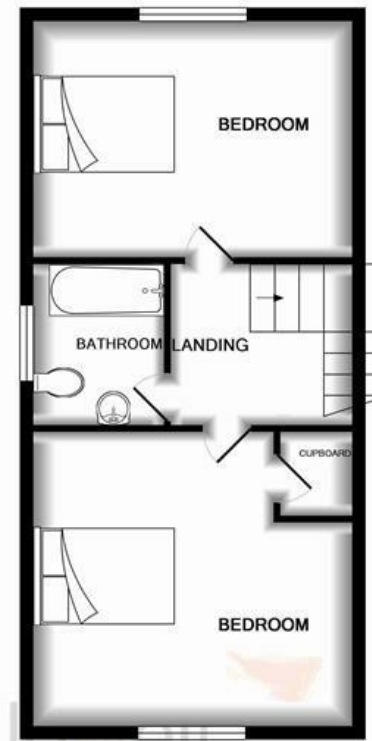
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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