



**Glenfield, Fiskerton Road,  
Rolleston, NG23 5SH**



Book a Viewing!

**£550,000**

Deceptively spacious and offering flexible living this well appointed Detached Dormer Bungalow has to be viewed to fully appreciate the size of the accommodation on offer which sits in grounds extending to  $\frac{1}{4}$  acre with field views beyond. The accommodation in brief comprises of, Entrance Hall, Lounge, Dining Area, fitted Breakfast Kitchen with Utility Room off, Master Bedroom with Dressing Room and En-suite Bathroom and Three further Ground Floor Bedrooms, the First Floor offers Bedrooms Five and Six with spacious Bathroom. Outside, large driveway providing parking for numerous vehicles, side gated vehicle access, enclosed and extremely private rear lawned garden extending to approximately 120 feet with garage/workshop and charming timber lodge at the end of the garden offering additional entertaining space or home office with decking and field views beyond.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

**LOCAL AUTHORITY -** Newark and Sherwood District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

TBC





## ACCOMMODATION

### ENTRANCE HALL

Multi-paned glazed panelled double doors gives access to entrance hall, staircase off to first floor landing, tiled floor, vertical radiator and door off to the lounge.

### LOUNGE

12' 5" x 18' 6" (3.78m x 5.64m) With oak floor, wall lights, radiator, fire with feature surround and continuing on from the lounge, open plan dining area.

### DINING AREA

9' 2" x 13' 5" (2.79m x 4.09m) Double glazed double doors to the rear garden, double glazed window to the rear elevation, continuation of oak flooring, radiator, vaulted ceiling, two Velux windows and door off to bedroom three.



### KITCHEN/BREAKFAST ROOM

12' 3" x 12' 2" (3.73m x 3.71m) With a range of wall and floor mounted cupboards and drawers, worktop over, inset sink with mixer tap, electric cooker point with extractor fan over, plumbing for dishwasher, splash tiling to worksurface, tiled floor with underfloor heating, multi-paned double glazed door to the side elevation, double glazed window to the front elevation and heated towel rail.



### UTILITY ROOM

10' 10" x 5' 7" (3.3m x 1.7m) With wall and floor mounted units with rolltop worksurface over, stainless steel single drainer sink unit, splash tiled surround, fridge freezer space, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and double glazed window to the side elevation.

### CLOAKROOM/WC

Comprising of a low level WC and pedestal wash hand basin, heated towel rail, half tiled surround and glass blocks providing natural lighting from the entrance hall.



### MASTER BEDROOM

12' 5" x 12' 9" (3.78m x 3.89m) With an extensive range of fitted wardrobes, bedside cabinets, vertical radiator with in-built mirror.

### DRESSING ROOM

9' 2" x 9' (2.79m x 2.74m) With double glazed double doors to the rear garden, radiator, two double and one single wardrobe with additional drawer unit.



#### EN-SUITE BATHROOM

9' 2" x 5' 8" (2.79m x 1.73m) Comprising of panelled bath with Mira shower, low level WC and pedestal wash hand basin, bedet, half tiled surround, double glazed window to the rear elevation and radiator.

#### BEDROOM 2

12' x 12' (3.66m x 3.66m) With double glazed window to the front elevation, radiator and oak flooring.

#### BEDROOM 3

10' 9" x 8' 5" (3.28m x 2.57m) With double glazed window to the rear elevation, radiator and vaulted ceiling.



#### BEDROOM 4/OFFICE

7' x 9' 5" (2.13m x 2.87m) With double glazed window to the side elevation, radiator and oak flooring.

#### FIRST FLOOR LANDING

With double glazed window to the front elevation.

#### BEDROOM 5

17' x 10' (5.18m x 3.05m) With two Velux windows to the rear elevation, eaves access, radiator and additional air conditioning unit.

#### BEDROOM 6

18' 4" x 11' 9" (5.59m x 3.58m) With two Velux windows to the rear elevation, eaves storage, radiator and additional air conditioning unit.



#### BATHROOM

6' x 15' 5" (1.83m x 4.7m) Comprising of bath with corner shower, low level WC and pedestal wash hand basin, splash tiled surround, Lino flooring, heated towel rail and Velux window to the rear elevation.

#### OUTSIDE

##### FRONT

With an extensive gravelled driveway providing parking for numerous vehicles, fence and hedge boundary to the front elevation, lawned area with flower/shrub beds, external light and double gates with additional hand gate leading to the side of the property. Side offering additional parking and in turn leading to the rear garage/workshop.

##### REAR

Mainly lawned with flower/shrub borders, private seating area, external lighting, water feature, rear shed, greenhouse, concrete and gravel pathway.

#### GARAGE

19' 9" x 9' 8" (6.02m x 2.95m)





## TIMBER LODGE

16' 1" x 16' 3" (4.9m x 4.95m) With light and power, two double glazed windows to the rear elevation, vaulted ceiling, double glazed doors allowing access, open field views to the rear, decked area ideal for barbeque.



### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilsdon Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walker and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

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.

### GENERAL

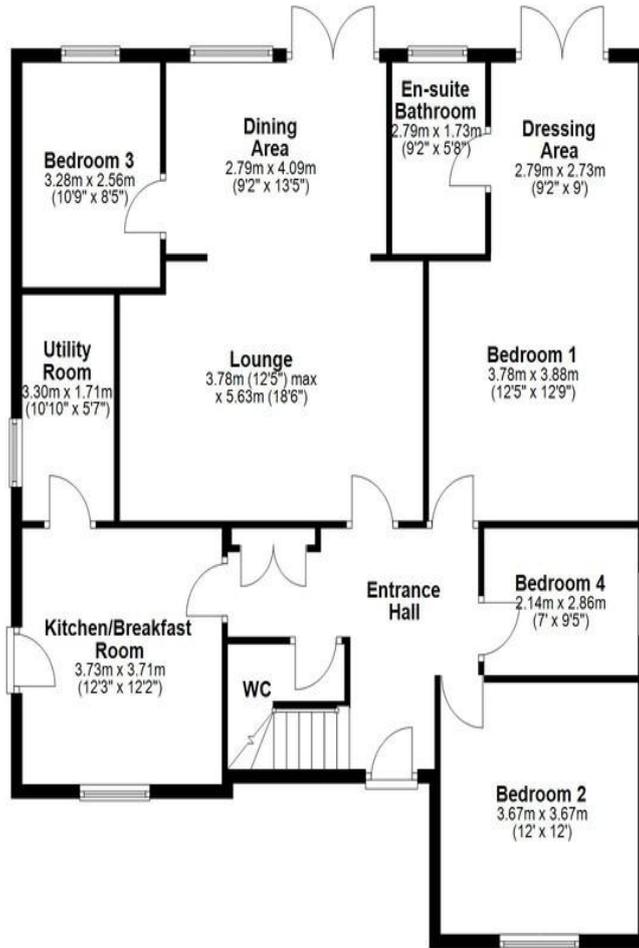
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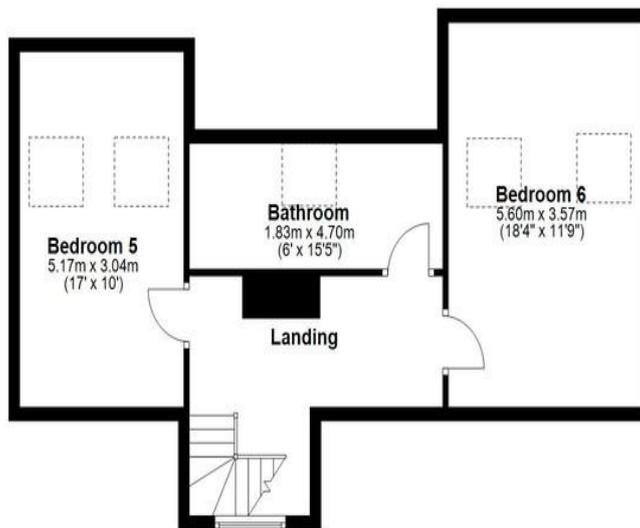
### Ground Floor

Approx. 127.9 sq. metres (1376.6 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



Total area: approx. 186.0 sq. metres (2001.8 sq. feet)

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Plan produced using PlanUp.

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