



The Gables Church Lane, South Muskham, Newark, NG23 6EQ

Asking Price £215,000

- Spacious Three Bedroom Detached Bungalow
- Kitchen
- Conservatory
- Large Front and Rear Gardens
- In Need of Full Refurbishment - No Upward Chain
- Large Lounge/Diner
- Three Good Size Bedrooms
- Store
- Integral Garage
- Planning Granted for a 4 Bedroom Detached House - 25/00807/FUL

The Gables Church Lane, Newark NG23 6EQ

Spacious Detached Bungalow. Planning Granted for Demolition and the building of a 4 Bedroom Detached House. Option for Full Refurbishment. The accommodation has been stripped but rooms allow for Lounge/Diner, Conservatory, Three Bedrooms, Kitchen and Bathroom. Large Front and Rear Gardens. Integral Garage. No Upward Chain.



Council Tax Band:



PLANNING PERMISSION

Planning has been granted for the demolition of the current dwelling and subsequent building of a 4 Bedroom Detached House. All Planning information can be found view the Newark and Sherwood Council Planning Website using the reference - 25/00807/FUL

Entrance Hall

Lounge/Diner

19'6 x 14'0

Window to the side. Doors into the conservatory.

Conservatory

15'6 x 9'0

Kitchen

11'6 x 8'0

Window to the rear. Door to the side porch.

Rear Porch

Store Room

Bedroom

11'0 x 11'0

Window to the front.

Bedroom

11'0 x 9'3

Window to the side.

Bedroom

11'0 x 7'10

Window to the front.

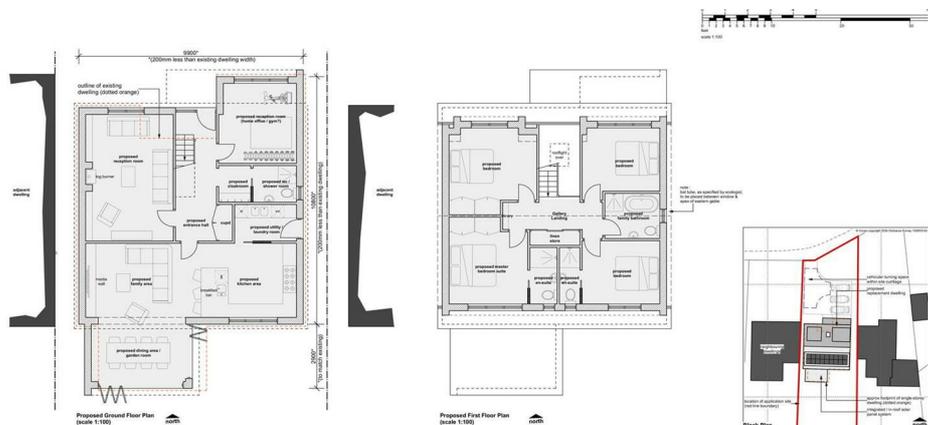
Bathroom

8'0 x 5'8

Garage

16'3 x 8'0

Exterior



NOTE:
 existing dwelling:
 height - 11.20m
 proposed dwelling:
 height - 11.30m

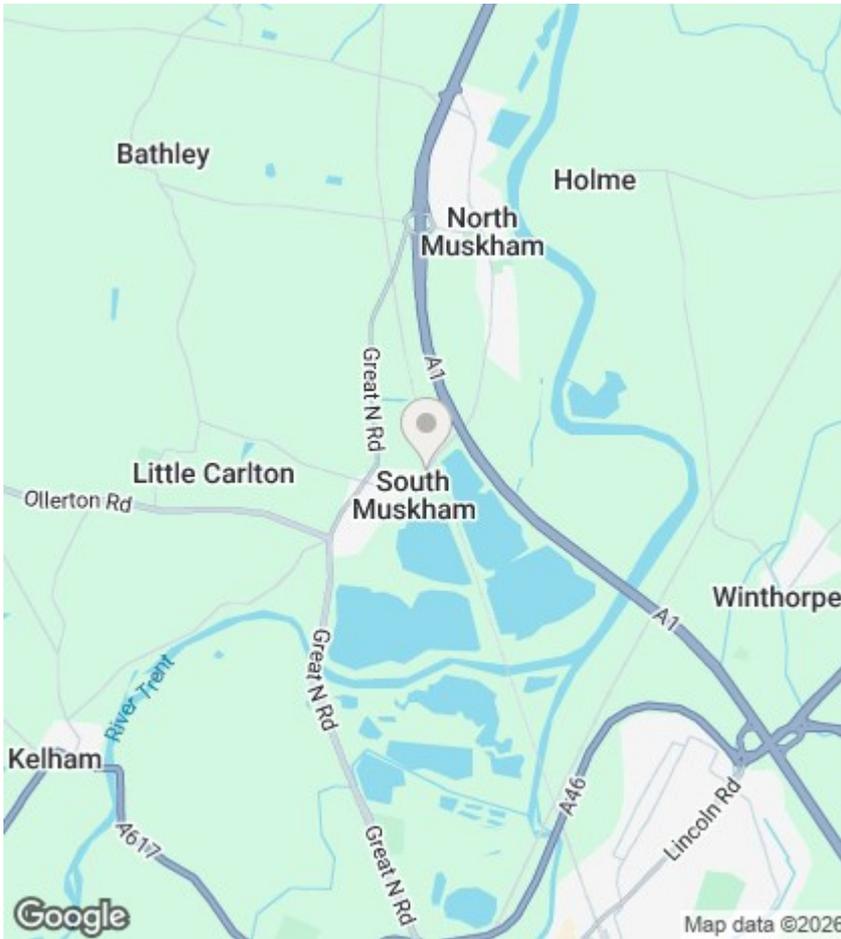
Block Plan (scale 1:500)

Proposed Plans | BlockPlan
 Proposed Replacement Dwelling
 The Gables,
 Church Lane, South Moulton, for
 Mr Lancaster

25023 03 d planning
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vervearchitecture
 architecture + planning consultancy
 vervearchitecture.co.uk
 01535 510000

Block Plan (scale 1:500)

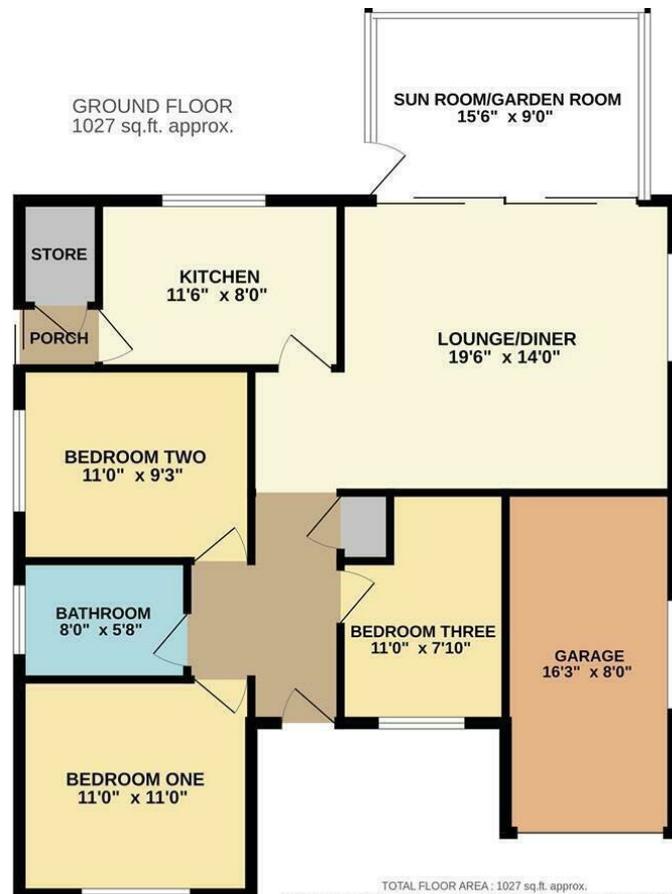


Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

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



TOTAL FLOOR AREA: 1027 sq.ft. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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