



Loxley House,
Guildford Lane, Brant Broughton





Loxley House, 10 Guildford Lane, Brant Broughton,

Set within the desirable village of Brant Broughton, Loxley House is an attractive four-bedroom detached family home offering well-proportioned and versatile accommodation extending to approximately 1,920 sq ft.

The house is well suited to modern family living, with light and spacious rooms arranged over two floors. The accommodation offers flexibility for a range of needs, whether entertaining, home working or family life, while retaining a sense of privacy and comfort throughout.

Externally, the property sits in a generous plot of around 0.11 of an acre. with gardens that provide space for relaxation, outdoor dining and informal entertaining. The setting offers a village feel while remaining well connected to nearby amenities and transport links.



Entrance Porch

With built-in storage shelves, radiator, door to;

Entrance Hall

With stairs to first floor, radiator, door to;

WC

Single glazed casement window to front elevation, two piece suite comprising low flush WC, wash basin, radiator.

Kitchen/Breakfast Room

Double glazed casement window to rear elevation, fitted wall and base units with stainless steel one and a half bowl drainer sink, pantry cupboard, built-in oven, four ring induction hob, Royal oil fired range, built-in dishwasher, doors to utility and dining room.

Utility

Double glazed casement window to rear elevation, fitted base unit with sink, space and plumbing for washing machine and large fridge, door to rear elevation.

Dining Room

Double glazed picture window to side elevation, radiator, glazed doors to lounge and snug.

Living Room

Double glazed bay window to front elevation, radiator, wood burner.

Garden Room

Two sets of double glazed patio doors to rear and side elevation, wood burner, radiator, door to hallway.

First Floor

Bedroom One

Double glazed casement window to front and side elevation, built-in wardrobes, radiator, door to;

En-suite Bathroom

Double glazed casement window to rear elevation, three-piece suite comprising corner bath, pedestal wash basin, mid flush WC, heated towel rail, radiator, part tiled walls.

Bedroom Two

Double glazed casement window to front elevation, built-in wardrobes, radiator.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

Bedroom Four

Double glazed casement window to rear elevation, radiator.

Family Bathroom

Double glazed casement window to rear elevation, four piece suite comprising panel bath, shower with dual shower head, low flush WC, wash basin in vanity unit, heated towel rail, part tiled walls, extractor.

Landing

With loft access and airing cupboard.

Outside

The property sits in a Generous plot of 0.11 of an acre with the front elevation offering a gravel driveway, lawned area, hedged and wall boundaries, planted borders and single integral garage. The rear elevation offers a Generous lawn garden with patio, planted boards and fenced and hedge boundaries.

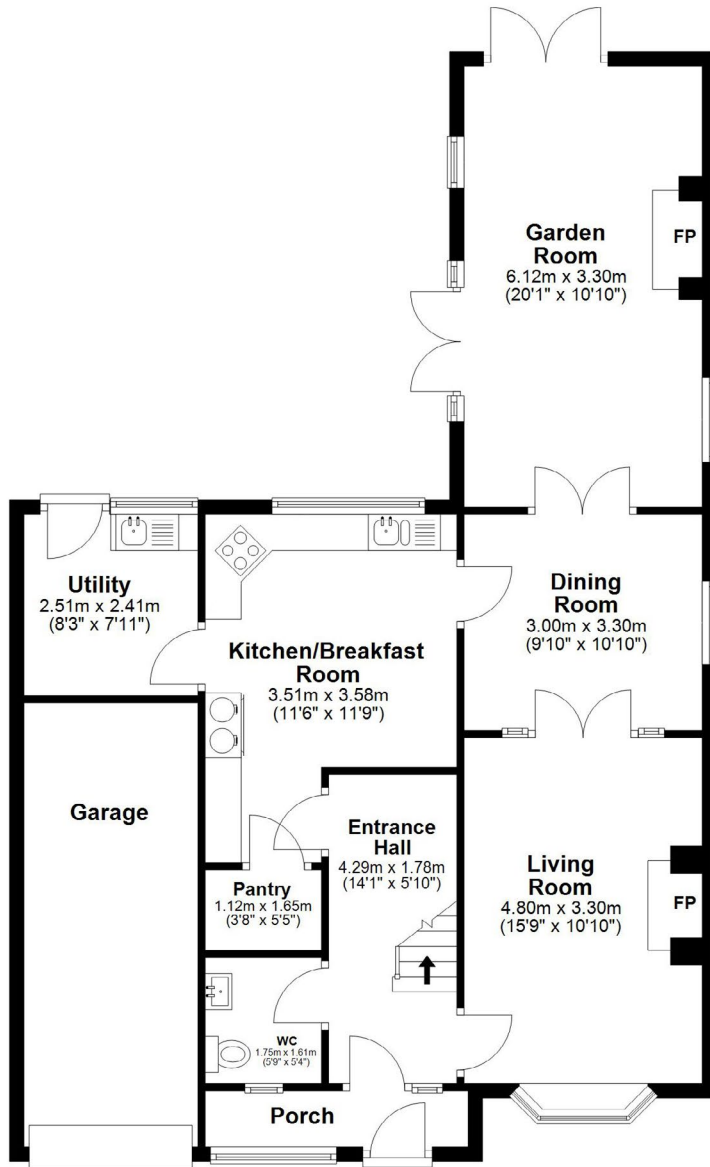
Services

The property offers mains water, electric, main sewer connection and oil fired central heating. The boiler room is accessed from the side elevation and houses a dual fuel Hoval boiler.



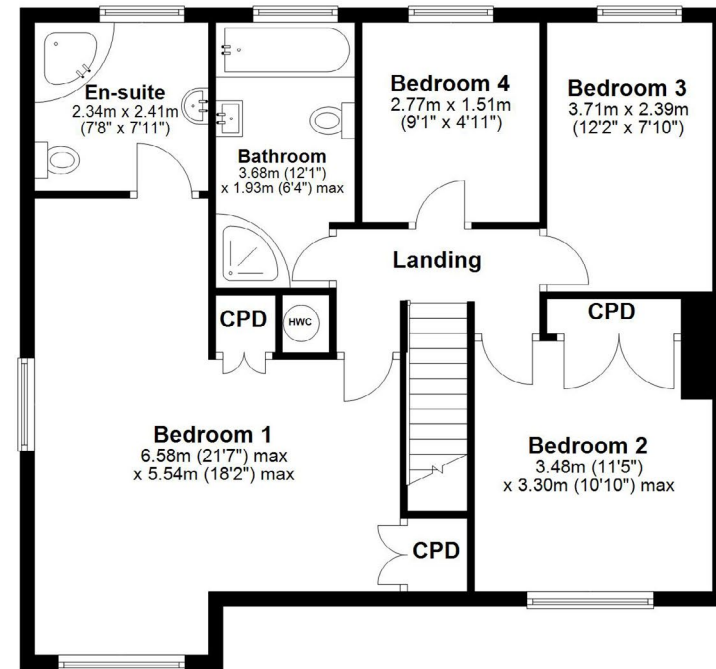
Ground Floor

Approx. 100.7 sq. metres (1083.8 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.7 sq. feet)
(excluding unnamed room)



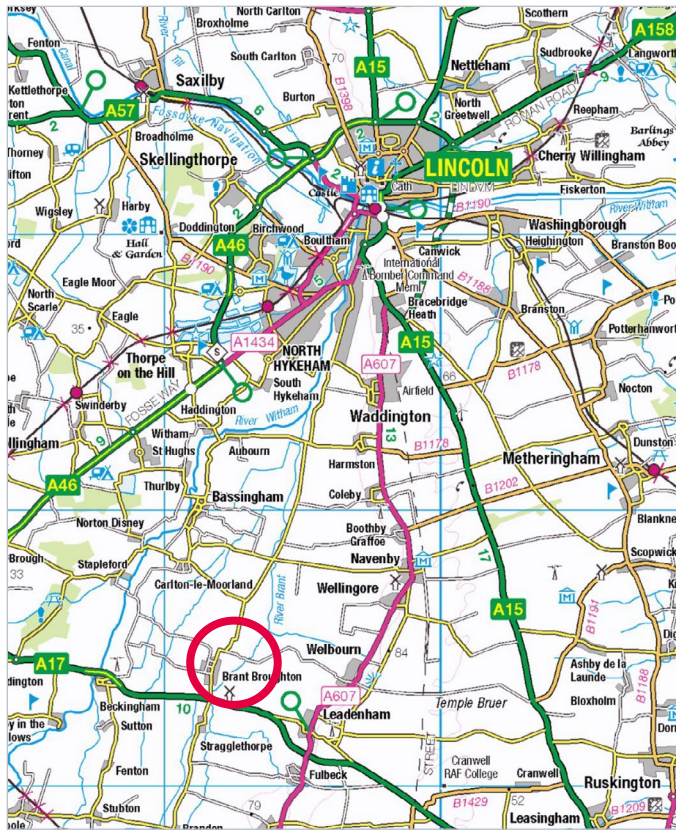
Total area: approx. 178.4 sq. metres (1920.5 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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10 Guildford Lane, Brant Broughton







Directions - LN5 0SQ

From Newark follow the A17 until you reach a left hand turn to Brant Broughton. Follow the High Street and then turn left onto Guildford Lane where the property can be found on the right.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band D

Buyer identity check

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Mobile & Broadband

Ofcom states there is good mobile coverage from EE, Three, O2 and Vodafone. The Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80Mbps and an upload speed of 20 Mbps.

Agent

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