



Bells Court, Carlton-Le-Moorland
Guide Price £475,000 to £500,000



Bells Court

Carlton-Le-Moorland, Lincoln

MARKETED WITH NO CHAIN Enjoying a pleasant position in a quiet executive cul-de-sac in the popular village of Carlton-le-Moorland, this marvellous, imposing detached property would make a superb family home with flexible accommodation stretching across three floors, and represents a house ready to move straight into.

The property's immaculate accommodation comprises to the ground floor: useful entrance porch, inviting entrance hallway, W/C, spacious lounge with doors opening to the conservatory, formal dining room, dining kitchen with appliances to include a four-ring electric hob and electric oven, and a utility room. The first floor is welcomed with a generous landing space, and gives access to a family bathroom suite, and three bedrooms, with the main bedroom having a quality ensuite shower room and a dressing room (potentially a sixth bedroom if needed). The second floor has two further bedrooms and a shower room.

Outside, the property is set down an exclusive private road servicing only a few properties and is approached with an extensive gated driveway that provides off street parking for multiple vehicles. The driveway leads up to a double garage, that has twin doors as well as power and light connected (electric charging point available). The rear garden benefits from a wonderful degree of privacy, and is predominantly paved for ease of maintenance, with a range of mature shrubs/trees to borders as well as pond. Other features of this home include oil fired central heating and UPVC double glazed windows.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

6' 0" x 5' 8" (1.83m x 1.73m)

Entrance Hallway

13' 9" x 8' 6" (4.19m x 2.59m)
maximum measurements

Ground Floor WC

4' 8" x 4' 7" (1.42m x 1.40m)
maximum measurements

Lounge

19' 8" x 12' 9" (5.99m x 3.89m)

Conservatory

13' 0" x 11' 4" (3.96m x 3.45m)
maximum measurements

Dining Room

14' 1" x 10' 11" (4.29m x 3.33m)

Dining Kitchen

13' 9" x 10' 9" (4.19m x 3.28m)

Utility Room

10' 11" x 5' 1" (3.33m x 1.55m)

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m)

Dressing Room/Bedroom Six

8' 4" x 7' 6" (2.54m x 2.29m)



Ensuite Shower Room

8' 3" x 5' 10" (2.52m x 1.78m)

Bedroom Two

12' 9" x 11' 10" (3.89m x 3.61m)

Bedroom Three

12' 9" x 7' 7" (3.89m x 2.31m)

Family Bathroom

8' 3" x 6' 10" (2.52m x 2.08m)

Bedroom Four

13' 0" x 9' 0" (3.96m x 2.74m)

Bedroom Five/Home Office

12' 11" x 9' 0" (3.94m x 2.74m)

Shower Room

8' 5" x 4' 10" (2.56m x 1.47m)

Double Garage

18' 2" x 17' 4" (5.54m x 5.28m)

Agent's Note

The property is accessed via a shared private roadway.





Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,355 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

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, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





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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