



Silver Street, North Clifton



3



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£265,000

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Kitchen Diner
- Village Location
- Carport & Driveway
- Enclosed Rear Garden with Outhouse
- EPC Rating D



Spacious Three-Bedroom Detached Bungalow in the Popular Village of North Clifton. The property offers generous living accommodation in a peaceful rural setting. The village enjoys easy access to the nearby market towns of Lincoln, Newark, Retford and Gainsborough with local amenities, schools, shops and transport links all within easy reach.

The accommodation on offer comprises Entrance Hall, Kitchen Diner, Lounge, Utility Room, Three Bedrooms with En-Suite to Main Bedroom and Family Bathroom. Externally the property offers a private driveway with room for two cars to the front. To the rear of the property there is an enclosed lawned garden with patio area.

Entrance Hall

With windows to the front aspect and entrance door.

Lounge 19'3" x 12'10" (5.9m x 3.9m)

With a window to the front aspect, two windows to the side aspect and three radiators.



Kitchen Diner 19'1" x 8'5" (5.8m x 2.6m)

With a window to the side aspect and patio doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, double oven and electric four ring hob with extractor hood, space for fridge/freezer and space for a dining table.

Utility Room

With space and plumbing for a washing machine and space for a dishwasher.

Bedroom One 17'10" x 11'2" (5.4m x 3.4m)

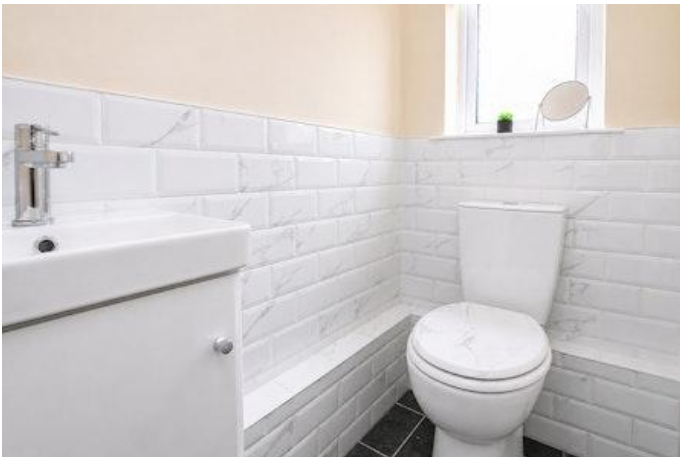
With a window to the front aspect, fitted wardrobe, en-suite and radiator.

En-Suite

With a window to the front aspect enclosed corner shower, low level wc, wash hand basin and radiator.

Bedroom Two 11'2" x 11'2" (3.4m x 3.4m)

With windows to the side and rear aspect and radiator.



Bedroom Three / Dining Room 11'7" x 9'8" (3.5m x 2.9m)

With a window to the side aspect, door leading to the rear garden and radiator.

Bathroom 11'0" x 7'8" (3.4m x 2.3m)

With a window to the side aspect, feature bath, enclosed corner shower, low level wc, wash hand basin,, extractor fan and radiator.

Outside

To the property is a private driveway with room for two cars.

To the rear of the property is an enclosed garden with lawn, patio and access the the outbuilding.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
1186 sq.ft. (110.1 sq.m.) approx.

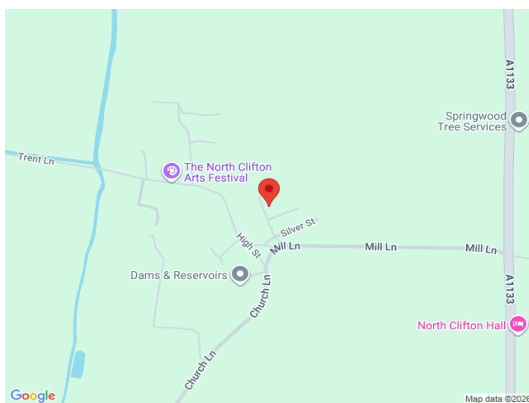


APPLETREE COTTAGE SILVER STREET, NORTH CLIFTON, NG23 7AU

TOTAL FLOOR AREA : 1186 sq.ft. (110.1 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

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