



Main Street, Upton



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Asking Price £575,000



Key Features

- Wonderful Individual Detached Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge & Dining Room
- Dining Kitchen & Utility Room
- South Facing Rear Garden
- Detached Double Garage
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





Located in a sought-after conservation area in the village of Upton, 'Bramley House' is a wonderful individual detached home, which is superbly appointed throughout and occupies a delightful SOUTH FACING plot, with double electric gates opening onto an extensive block paved driveway and to the detached double garage, making this a fantastic family home. The property's immaculate accommodation comprises to the ground floor: welcoming entrance hallway, W/C, large dual aspect lounge, formal dining room with French doors to the rear garden, utility room and a further dual aspect open plan dining kitchen space with a magnificent John Lewis fitted kitchen with features to include Corian work surfaces, double NEFF electric oven, integrated fridge freezer and dishwasher. The whole of the ground floor enjoys Karndean flooring throughout. The first floor is welcomed by a generous and bright galleried landing, with access to a quality three-piece family bathroom suite, and four well-proportioned bedrooms, with the main bedroom having a range of fitted furniture and an equally superb ensuite wet room, with further fitted storage.

Outside, the property is approached with a block paved driveway which extends from the front of the property down the side via electric double gates, and up to the brick built double garage which has electric door and personnel door to the side. The rear garden wraps around the rear and to the other side and is predominantly laid to lawn with a paved outdoor entertaining area. Other features of this home include gas central heating and double glazing. An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements
 Entrance Hallway 12'9" x 7'10" (3.9m x 2.4m)
 maximum measurements
 Ground Floor WC 4'9" x 4'3" (1.4m x 1.3m)
 maximum measurements
 Lounge 21'7" x 11'7" (6.6m x 3.5m)
 maximum measurements
 Dining Room 13'5" x 11'1" (4.1m x 3.4m)
 maximum measurements
 Dining Area 14'0" x 10'1" (4.3m x 3.1m)
 maximum measurements
 Kitchen 14'8" x 9'8" (4.5m x 2.9m)
 Utility Room 8'10" x 5'3" (2.7m x 1.6m)
 First Floor Landing 13'0" x 11'1" (4m x 3.4m)
 maximum measurements

Bedroom One 14'7" x 12'9" (4.4m x 3.9m)
 maximum measurements
 Ensuite Wet Room 8'3" x 6'4" (2.5m x 1.9m)
 Bedroom Two 11'7" x 11'5" (3.5m x 3.5m)
 Bedroom Three 11'7" x 10'0" (3.5m x 3m)
 maximum measurements
 Bedroom Four 10'9" x 8'0" (3.3m x 2.4m)
 maximum measurements
 Bathroom 8'0" x 7'11" (2.4m x 2.4m)
 maximum measurements
 Double Garage 18'0" x 16'9" (5.5m x 5.1m)

Agent's Note - Windows

The windows in the property are wooden double glazing.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1866 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 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.

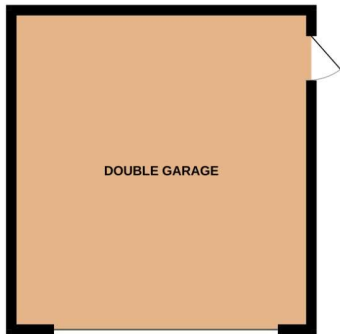
Agent's Note - Sales Particulars

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.

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.

GARAGE



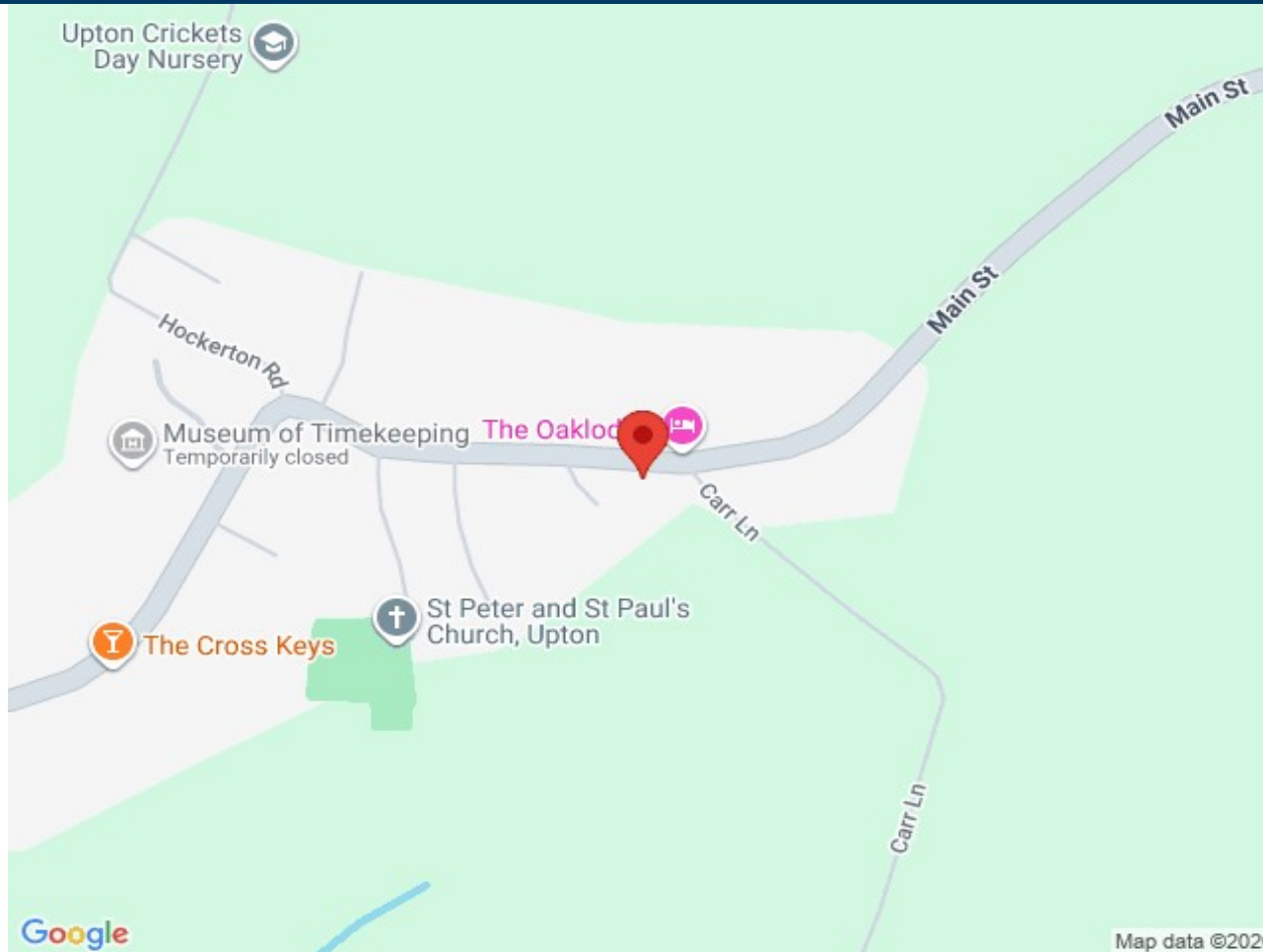
GROUND FLOOR



1ST FLOOR



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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

