



28 Chapel Lane, Walesby, Newark,
Nottinghamshire, NG22 9NS

No Chain £380,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- Large Living Room with French Doors
- Utility Room & Downstairs Shower Room
- In-and-out Driveway
- Highly Regarded Village Location
- 4 Bedrooms (with Fitted Wardrobes)
- Open Plan Kitchen/Diner
- En Suite & Family Bathroom
- Good Sized Rear Garden
- Adjoining Garden/Bike Store

We are pleased to present to the market this spacious detached family house with a large living room and four bedrooms (all with fitted wardrobes).

The property provides spacious family living accommodation arranged over two floors extending to circa 1703 sq ft with gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, a large dual aspect, 7m living room with French doors, L-shaped open plan kitchen/diner, utility room and a downstairs shower room. The first floor galleried landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms each with fitted wardrobes and a family bathroom.

OUTSIDE

The property is located on Chapel Lane off Main Street in this lovely village location. The house stands back behind a low walled frontage and occupies a good sized plot accessed by an in-and-out driveway which provides ample off road parking leading to an adjoining garden/bike store. There are front and side gardens mainly laid to lawn with a paved pathway extending across the front and side of the property with gated access at the end leading through to the rear garden. To the rear of the property, there is a substantial patio which extends across the full width of the house with a second gated access to the other side of the house leading to the front. The rear garden is mainly laid to lawn with fenced boundaries on all sides.

A WIDE OPEN FRONTED STORM PORCH LEADS TO UPVC FRENCH DOORS PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

12'9" x 11'2" (3.89m x 3.40m)

With radiator, tiled floor, nine ceiling spotlights and stairs to the first floor galleried landing.

LIVING ROOM

22'10" x 13'0" (6.96m x 3.96m)

Having a marble fireplace, two radiators, coving to ceiling, ten ceiling spotlights, double glazed window to the front elevation and French doors leading out onto the rear garden.

OPEN PLAN L-SHAPED KITCHEN/DINER

22'10" max x 21'2" max (6.96m max x 6.45m max)

Having wall cupboards, base units and drawers with black granite work surfaces. Inset 1 1/2 bowl ceramic sink with chrome swan neck mixer tap. Integrated dishwasher. Integrated fridge/freezer. Space for a freestanding range cooker with fitted extractor hood above. Tiled

floor, ample ceiling stoplights, two radiators, two double glazed windows to the rear elevation and double glazed window to the front elevation. Double glazed door leading out onto the rear garden.

UTILITY ROOM

10'11" x 9'7" (3.33m x 2.92m)

Having an extensive range of wall cupboards, base units and drawers with work surfaces above. Inset sink with chrome swan neck mixer tap. Worcester Bosch gas central heating boiler. Six ceiling spotlights, radiator, tiled floor and double glazed window and door to the rear elevation.

SHOWER ROOM

10'10" x 3'9" (3.30m x 1.14m)

Having a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

16'2" max x 13'0" (4.93m max x 3.96m)

With radiator, nine ceiling spotlights and double glazed window to the front elevation.

MASTER BEDROOM 1

12'8" x 11'4" (3.86m x 3.45m)

Having extensive fitted wardrobes to three walls with hanging rails and shelving and fitted drawers. Radiator, six ceiling spotlights and double glazed window to the front elevation.

EN SUITE

8'4" x 4'5" (2.54m x 1.35m)

Having a tiled shower enclosure. Pedestal wash hand basin. Low flush WC. Chrome heated towel rail, tiled floor, tiled walls, chrome heated towel rail, four ceiling spotlights, extractor fan, shaver point, coving to ceiling and extractor fan.

BEDROOM 2

11'5" x 9'7" (3.48m x 2.92m)

Having extensive fitted wardrobes to two walls with hanging rails and shelving and fitted drawers. Radiator, four ceiling spotlights, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

11'4" x 9'9" (3.45m x 2.97m)

Having extensive fitted wardrobes to two walls with hanging rails and shelving and fitted drawers. Radiator, four ceiling spotlights and double glazed window to the rear elevation.

BEDROOM 4

11'0" x 9'5" (3.35m x 2.87m)

Having extensive fitted wardrobes to two walls with hanging rails and shelving and fitted

drawers. Radiator, four ceiling spotlights, loft hatch and double glazed window to the rear elevation.

FAMILY BATHROOM

13'0" x 6'2" (3.96m x 1.88m)

Having a three piece white suite comprising a contemporary bathtub with floor mounted mixer tap and shower attachment. Pedestal wash hand basin. Low flush WC. Tiled floor, tiled walls, radiator, coving to ceiling, six ceiling spotlights and two double glazed windows to the rear elevation.

ADJOINING GARDEN/BIKE STORE

11'2" x 6'6" (3.40m x 1.98m)

With power and light points. Double entrance doors.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





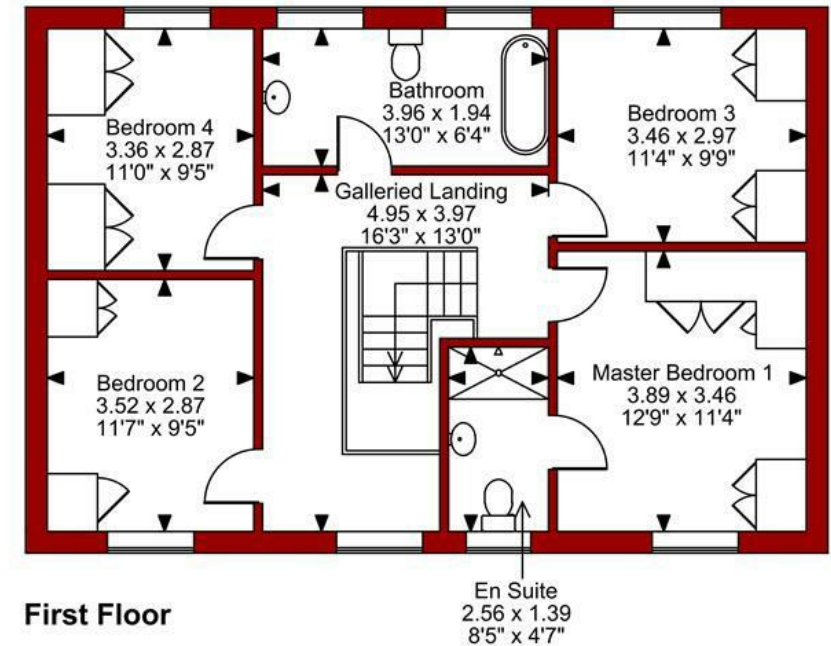
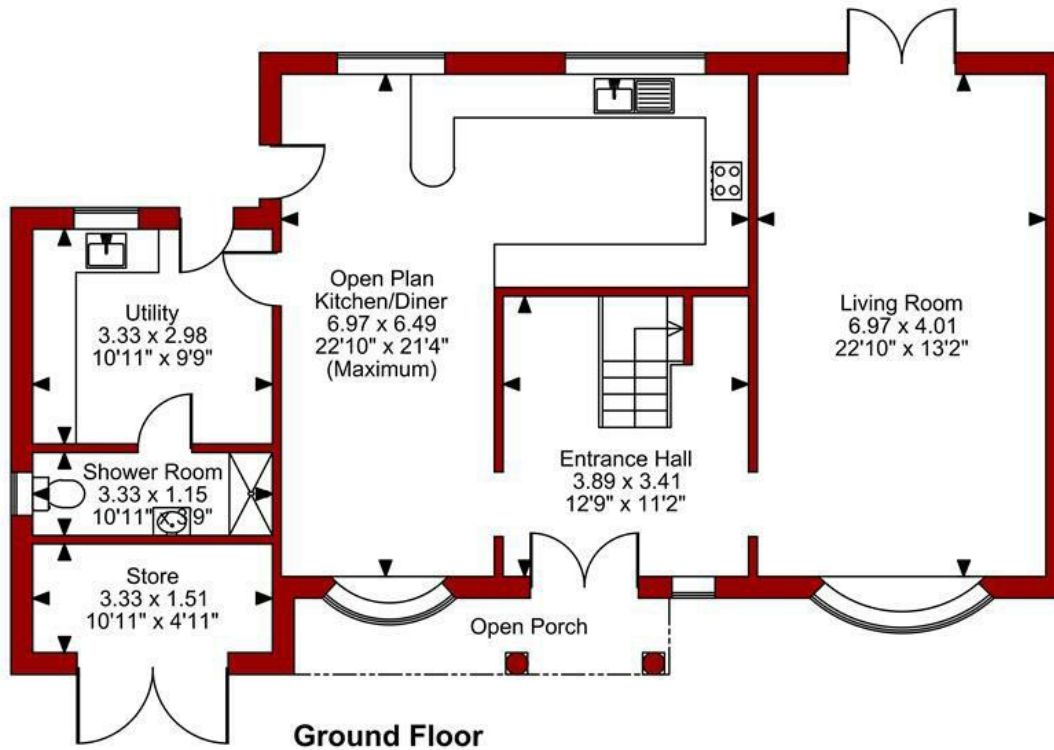








Chapel Lane, Walesby
Approximate Gross Internal Area
Main House = 158 SQ M / 1703 SQ FT
Adjoining Store = 5 SQ M / 54 SQ FT
Total = 163 SQ M / 1757 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



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