



Shirman Ollerton Road, Little Carlton,
Newark, NG23 6BP

£420,000
Tel: 01636 611811

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

An individually built and designed modern detached bungalow offering spacious living accommodation and set within a large 0.35 acre plot in a rural situation. The bungalow offers a generous 1200 sq.ft of internal living accommodation plus the double garage.

The living accommodation comprises front entrance porch leading to the entrance hall, 17' dual aspect lounge with stone feature fireplace, separate dining room with patio doors to the rear, breakfast kitchen fitted with a range of quality oak style units and Siemen's appliances, utility room with personal door leading to the integral double garage which could be converted to provide further living accommodation if required. There are two family sized double bedrooms, an en-suite shower room and a large family bathroom with a fitted suite including corner bath and a double shower enclosure.

Outside the bungalow is well positioned and set back within this 0.35 acre plot. The frontage is well screened with entrance gate leading to the spacious turning circle driveway providing ample parking flanked on either side by attractive garden areas laid to lawn and planted with trees and shrubs. Centre opening wooden gates lead to an additional hard standing area at the side of the bungalow which would be suitable for a touring caravan, motorhome or further car parking. The driveway leads around to further parking at the rear of the bungalow and an integral double garage. A wall gateway leads to the enclosed and rear gardens which are well established and laid to lawn with a variety of trees and shrubs.

The bungalow is well maintained, presented in good order throughout and the accommodation would be ideal for a couple or family seeking a quality individual property on a large plot in a rural location. Viewing is highly recommended.

Little Carlton is a delightful village situated just 3 miles from Newark and populated with a variety of individual period and modern homes. The neighbouring village of North Muskham offers amenities including the Muskham primary school rated good by Ofsted, the riverside located Ferry pub and restaurant and a community village hall. The

nearby town of Newark has excellent shopping facilities including Waitrose, Asda, Morrisons and Aldi supermarkets and an M&S food hall. Newark Northgate railway station offers fast trains connecting to London King's Cross with a journey time of approximately 1 hour 30 minutes. Newark Castle railway station has trains connecting to Nottingham and Lincoln.

The bungalow was built in approximately 1995 and constructed with brick elevations under a tiled roof covering. The living accommodation has the benefit of uPVC double glazed windows and an oil fired central heating system and can be described in more detail as follows:

FRONT ENTRANCE PORCH

6'9 x 3'9 (2.06m x 1.14m)

UPVC double glazed front entrance door, ceramic tiled flooring.

ENTRANCE HALL

10'2 x 6'6 (3.10m x 1.98m)

(plus 9'9 x 3'11)

UPVC double glazed front entrance door, built in double cloaks cupboard, radiator, loft access hatch.

LOUNGE

17'10 x 14'11 (5.44m x 4.55m)



This lovely dual aspect room has a feature stone fireplace

with slate hearth, cove ceiling, radiator, uPVC double glazed windows to the front and side elevation.



DINING ROOM

11'11 x 11'10 (3.63m x 3.61m)



Dual aspect room with uPVC double glazed window to the side and double glazed sliding patio doors to the rear. Double panelled radiator, coved ceiling, door leading to kitchen.

BREAKFAST KITCHEN

11'10 x 11'9 (3.61m x 3.58m)



Walk in pantry with shelving, ceramic tiling to the floor, double panelled radiator. Range of antique oak style kitchen units comprise base cupboards and drawers, working surfaces over, inset stainless steel one and a half bowl drainer with mixer tap, tiling to splashbacks, tall storage cupboard and wall mounted cupboards.



Integrated appliances include a Siemen's electric double oven and electric ceramic hob. Additional matching base cupboards with working surfaces over and an L-shaped wrap around breakfast bar plus three further wall mounted cupboards with corner shelving. UPVC double glazed window to rear elevation.

UTILITY ROOM

11'11 x 4'10 (3.63m x 1.47m)

With radiator, ceramic tiled floor, built in airing cupboard housing the hot water cylinder, space and plumbing for automatic washing machine. Working surfaces over. Part glazed rear entrance door leading to a storm porch. Personal door giving access to the integral double garage.

BEDROOM ONE

11'10 x 11'9 (3.61m x 3.58m)

UPVC window to the front elevation, radiator. Fitted triple wardrobe with mirrored sliding door and inside there are hanging rails and shelving.



BEDROOM TWO

11'11 x 11'11 (3.63m x 3.63m)



UPVC double glazed window to the side, radiator.

EN-SUITE SHOWER ROOM

7'6 x 3'9 (2.29m x 1.14m)



Suite comprising low suite WC and wash hand basin, ceramic tiled flooring, fully tiled walls. UPVC double glazed window to the side. Extractor fan, double shower cubicle with tiling to the walls. Folding glass screen doors and a wall mounted shower. Sliding door to bedroom.

FAMILY BATHROOM

11'11 x 6'11 (3.63m x 2.11m)
(plus 9' x 3'8)



Suite comprising low suite WC, pedestal wash hand basin and a corner bath set on a raised plinth. Corner double shower enclosure with tiling to the walls and vanity shelf or seat. Wall mounted shower, screen doors. UPVC double glazed side window, fully tiled walls.

OUTSIDE

An outlined site plan is included with these sales particulars for identification purposes only.

The bungalow occupies a generous 0.35 acre plot, walled frontage with centre opening wrought iron gates which leads to a spacious turning circle driveway with gravelled surface providing ample off road parking for several vehicles. There are lawned garden areas to either side of the driveway. The frontage is well screened with a variety of trees. A set of wooden centre opening gates give access to a gravelled hardstanding area situated at the side of the bungalow suitable for the parking of a touring caravan, motorhome or cars. The gravelled driveway continues along the side of the bungalow and leads to a tarmac driveway at the rear of the bungalow with further parking for up to four cars and access to the integral double garage.

DOUBLE GARAGE

19'11 x 19'11 (6.07m x 6.07m)

Two electrically operated up and over doors, power and light connected. Wash hand basin. Personal door leading to utility room.



Brick wall and wrought iron gates give access to the enclosed and secluded rear garden which is laid to lawn and planted with a variety of well established trees and shrubs. There is a paved path, a brick built garden shed, oil storage tank, close boarded wooden fence to the boundaries.



SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in Little Carlton. The central heating system is oil fired.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

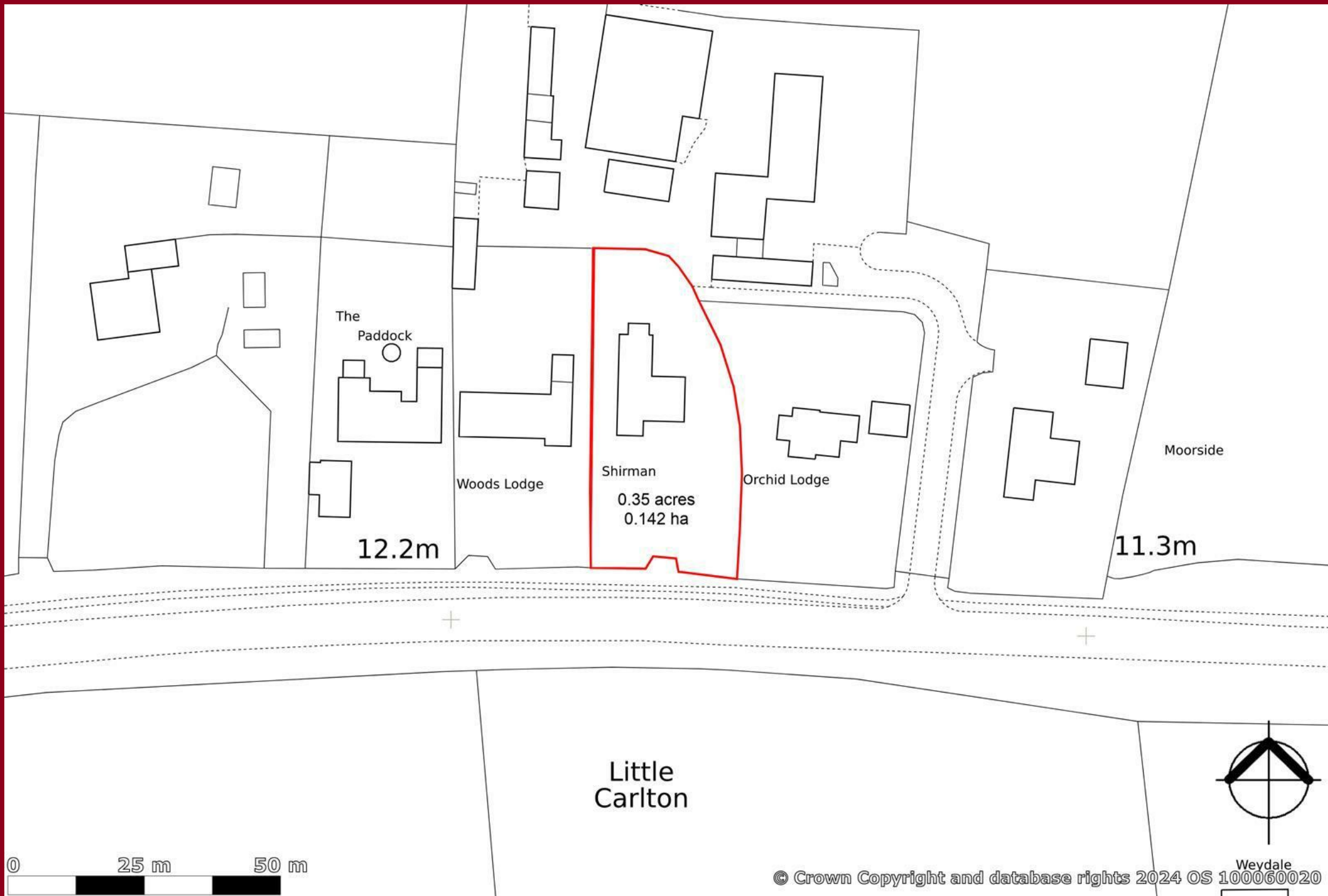
Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

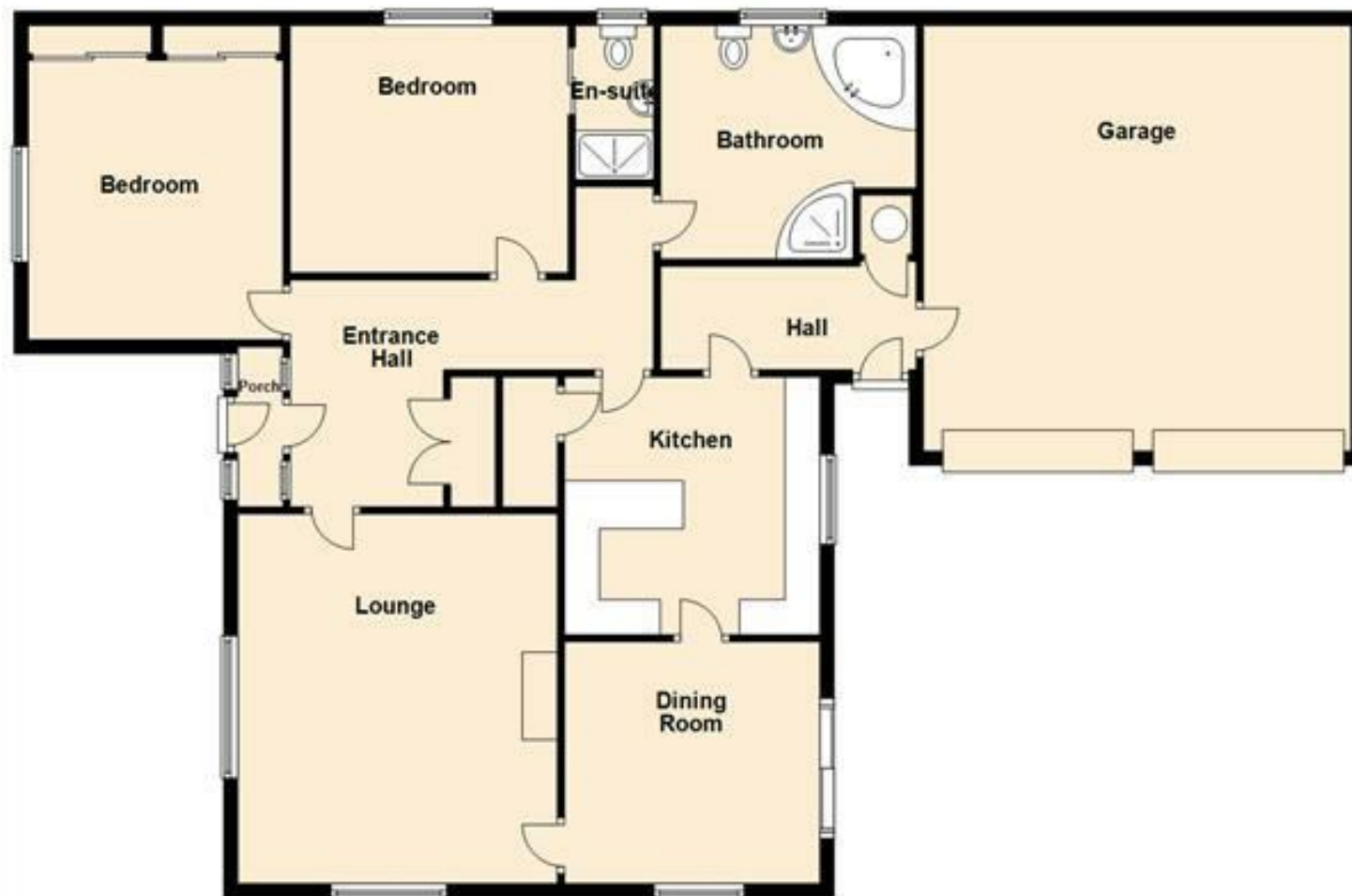
COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.



Floor Plan

Approx. 122.0 sq. metres (1313.6 sq. feet)



Total area: approx. 122.0 sq. metres (1313.6 sq. feet)



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		
	66	80
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 01636 611811



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