

HoldenCopley

PREPARE TO BE MOVED

Hampden Road, Newton, Nottinghamshire NG13 8ZX

Asking Price £350,000

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SPACIOUS FAMILY HOME...

This four bedroom detached house would make the perfect home for any family buyer as it is exceptionally well presented and offers a wealth of space throughout. With a well-regarded Primary School, two pubs, Post Office and local shops in the adjacent village of East Bridgford, there is a wider range of schools, shops and leisure facilities in the traditional market town of Bingham situated close by. The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance. To the ground floor there an entrance hall, three reception rooms, a W/C, a modern kitchen diner and a utility room. The first floor carries four good sized bedrooms serviced by two bathroom suites. Outside to the front is a driveway and a single garage and to the rear is a generous sized garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Bathrooms
- Modern Kitchen Diner
- Three Reception Rooms
- Utility & W/C
- Generous Sized Garden
- Driveway & Garage
- Newly Built Development
- Close To Local Amenities & Commuting Links





GROUND FLOOR

Entrance Hall

The entrance hall has two UPVC double glazed windows to the front elevation, tiled flooring, carpeted stairs, a radiator and provides access into the accommodation

Office

7'10" x 7'10" (2.40 x 2.40)

The office has a UPVC double glazed window to the front and side elevation, carpeted flooring and a radiator

Sitting Room

10'2" x 8'2" (3.10 x 2.50)

The sitting room has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Living Room

12'9" x 12'1" (3.90 x 3.70)

The living room has a UPVC double glazed window to the rear elevation, carpeted flooring, a TV point and a radiator

Kitchen / Diner

16'0" x 16'0" (4.90 x 4.90)

The kitchen diner has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven and grill, a gas hob with an extractor fan and splash back, space for an American style fridge freezer, space and plumbing for a dishwasher, space for a dining table, tiled flooring, a radiator, two UPVC double glazed windows to the rear elevation, two Velux windows and double French doors leading out to the rear garden

Utility

6'6" x 5'10" (2.00 x 1.80)

The utility room has fitted base and wall units with rolled edge worktops, space and plumbing for a washing machine, a radiator, tiled flooring and a single door providing side access

W/C

This space has a low level flush WC, a pedestal wash basin, tiled splash back, tiled flooring, a radiator and an extractor fan

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built cupboard, a loft hatch with a drop down ladder and provides access to the first floor accommodation

Master Bedroom

11'5" x 13'1" (3.50 x 4.00)

The main bedroom has a UPVC double glazed window to the front and side elevation, carpeted flooring, a radiator and access to an en-suite

En-Suite

7'2" x 4'11" (2.20 x 1.50)

The en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure, a chrome heated towel rail, partially tiled walls, tiled flooring, an extractor fan and a UPVC double glazed window to the front elevation

Bedroom Two

13'5" x 10'2" (4.10 x 3.10)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator and carpeted flooring

Bathroom

6'10" x 6'2" (2.10 x 1.90)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a mains fed shower and shower screen, a radiator, partially tiled walls, tiled flooring, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

9'10" x 12'5" (3.00 x 3.80)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Four

11'5" x 9'10" (3.50 x 3.00)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

OUTSIDE

Front

To the front of the property is a lawned garden with a hedged border, a paved pathway and a driveway with access to the garage towards the side of the property

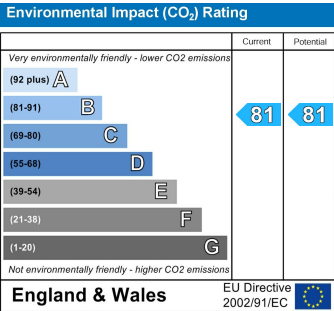
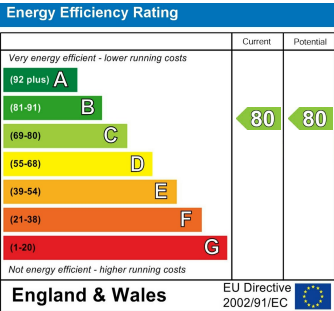
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, decorative plants and shrubs, an outdoor tap, courtesy lighting and access into the garage

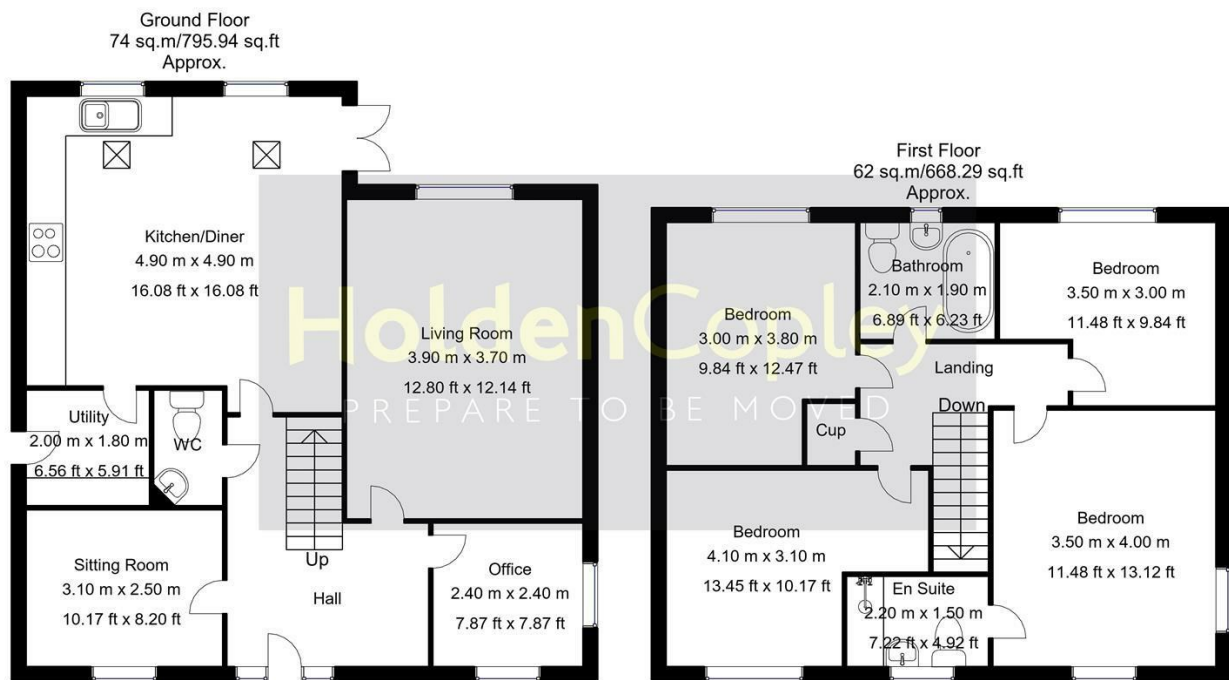
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