



Hemplands Lane, Sutton-on-Trent, Newark

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OLIVER PEILLY



Hemplands Lane, Sutton-on-Trent, Newark

Guide Price £280,000 - £290,000



- STUNNING DETACHED HOME
- POPULAR & WELL-SERVED VILLAGE LOCATION
- STYLISH MODERN DINING KITCHEN
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- EXCELLENT CONDITION THROUGHOUT!
- THREE DOUBLE BEDROOMS
- GENEROUS DUAL-ASPECT LOUNGE/DINER
- GF W.C & FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'F'

Guide Price: £280,000-£290,000. THERE'S NO PLACE LIKE HOME..!

This handsome detached contemporary home is a REAL SHOW-STOPPER! Perfectly positioned in the heart of the popular well-served village of Sutton-on-Trent. Boasting an array of excellent local amenities. Close to a variety of school catchments and providing ease of access onto the A1, A46 and to Newark, Tuxford, Lincoln and Grantham. Create your next chapter in this IMPECCABLY MAINTAINED and SUPERBLY STYLISH family-friendly home. Promoting a bright, airy and spacious internal layout, comprising: Inviting entrance hall, a generous DUAL-ASPECT lounge/diner with an eye-catching exposed feature fireplace, with inset multi-fuel burner. A well-appointed modern dining kitchen, with breakfast bar and a range of integrated appliances. Leading into a ground floor W.C.

The galleried-style first floor landing hosts THREE DOUBLE BEDROOMS and a luxurious shower room.

Externally, the property occupies a copious plot. The front aspect is greeted via a MULTI-CAR gravelled driveway. Secure double gates open onto an ADDITIONAL DRIVEWAY. Leading to a DETACHED GARAGE. Providing power and lighting. The beautifully established rear garden exudes a high-degree of privacy, with a variety of secluded seating area. Perfectly poised for anyone green-fingered!

Further benefits of this impressive MOVE IN READY residence include uPVC double glazing throughout and oil-fired central heating.

YOUR SEARCH ENDS HERE...! This wholesome family residence offers all you can want... AND MORE! Step inside and gain a full sense of appreciation for the fantastic village position, exquisite condition, free-flowing layout and gorgeous garden!

ENTRANCE HALL: 16'8 x 6'8 (5.08m x 2.03m)
 A highly inviting reception space. Accessed via a secure uPVC double glazed front entrance door. Wood-effect laminate flooring, carpeted stairs with an open-spindle balustrade and handrail, rising to the first floor. Ceiling light fitting, wall mounted central heating thermostat, telephone, connectivity point, single panel radiator, painted uPVC double glazed window to the side elevation. Access into the modern dining kitchen and well-appointed lounge/diner.

GENEROUS LOUNGE/DINER: 20'6 x 11'8 (6.25m x 3.56m)
 A wonderful and substantial DUAL-ASPECT reception room. Providing grey carpeted flooring, two ceiling light fittings, two single panel radiators and an eye-catching feature fireplace. Housing an inset multi-fuel burner with a patterned tiled hearth and oak mantle above. Two painted uPVC double glazed windows to the front and side elevation.

SPACIOUS DINING KITCHEN: 17'9 x 13'1 (5.41m x 3.99m)
 Of complementary modern design, providing continuation of the wood-effect laminate flooring. The stylish and contemporary fitted kitchen houses a vast range of modern shaker-style wall and base units with quartz-effect, flat edge work-surfaces over and partial white subway style tiled splash backs. Integrated 1.5 bowl sink with flexi-spray mixer tap and drainer. Integrated under-counter dishwasher. Integrated electric oven with four ring ceramic hob over and concealed extractor hood above. Provision/plumbing for a washing machine and freestanding fridge freezer. Access to the oil fired boiler. Wall-mounted central heating/hot water control panel. Fitted breakfast bar with oak flat edge work surfaces and under-counter base units. Single panel radiator, three ceiling light fittings, extensive fitted sockets with partial USB connectivity charging points. Two painted uPVC double glazed windows to the rear elevation. A secure uPVC double glazed rear access door leads into a private garden. Internal access into the ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 5'9 x 2'10 (1.75m x 0.86m)
 With wood-effect laminate flooring A low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap and medium height grey subway-style wall tiled splash back. Single panel radiator, ceiling light fitting. Access to the electrical RCD consumer unit and a painted obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING: 11'3 x 6'8 (3.43m x 2.03m)
 A well-appointed galleried-style landing, providing grey carpeted flooring, an open-spindle balustrade with handrail. A large, single panel radiator, ceiling light, fitting, large loft hatch access point (with loft ladder and partial boarding), a fitted airing cupboard. Housing the hot water cylinder. Painted uPVC double glazed window to the side elevation. Access into the contemporary shower room and all three DOUBLE bedrooms.

MASTER BEDROOM: 11'10 x 11'7 (3.61m x 3.53m)
 A sizeable DOUBLE bedroom. Providing wood-effect laminate flooring. A single panel radiator, ceiling light fitting, painted uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO: 13'0 x 8'8 (3.96m x 2.64m)
 A further DOUBLE bedroom providing wood-effect laminate flooring, a single panel radiator, ceiling light fitting, and a painted uPVC double glazed window to the rear elevation. Overlooking the beautiful landscaped garden. Max measurements provided.



**BEDROOM THREE:**

A lovely dual-aspect, DOUBLE bedroom. Providing wood-effect laminate flooring, a single panel radiator, ceiling light fitting and a painted uPVC double glazed window to the front and side elevation.

11'7 x 8'2 (3.53m x 2.49m)

CONTEMPORARY SHOWER ROOM:

Of stylish modern design. Providing patterned tile-effect vinyl flooring. A large walk-in shower cubicle with eye-catching aqua boarding and electric shower facility. A low-level W.C with integrated push-button flush. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Additional integrated vanity storage cupboards with quartz-style work-surfaces over and partial white subway-style tiled splash backs. Heated towel rail, recessed ceiling spotlights, extractor fan and an obscure painted uPVC double glazed window to the rear elevation.

11'3 x 5'8 (3.43m x 1.73m)

DETACHED SINGLE GARAGE:

Accessed via an up/over garage door. Providing power and lighting. Over-head open eaves storage space. Hardwood single glazed window to the side elevation.

18'6 x 10'7 (5.64m x 3.23m)

EXTERNALLY:

The front aspect is greeted via a substantial gravelled driveway. Ensuring AMPLE OFF-STREET PARKING for multiple vehicles. Access to the front entrance door. Secure timber double gates open into additional/extensive gravelled driveway. Giving access to the detached brick built garage. The beautifully maintained and well-appointed garden is predominantly laid to lawn with a vast array of mature planted borders. An array of complementary plants, trees, bushes and shrubs. There is a paved seating area and additional secluded gravelled seating area located at the bottom of the garden. Access to the concealed oil tank, an outside, tap and external light. There are fenced right side/rear boundaries and high-level wall enclosed left side boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,015 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'D'**EPC: Energy Performance Rating: 'F'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Sutton-on-Trent:

The highly desirable village of Sutton-On-Trent is located approximately 8 miles north of Newark-On-Trent. The village provides a host of excellent amenities including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford and surrounding villages.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

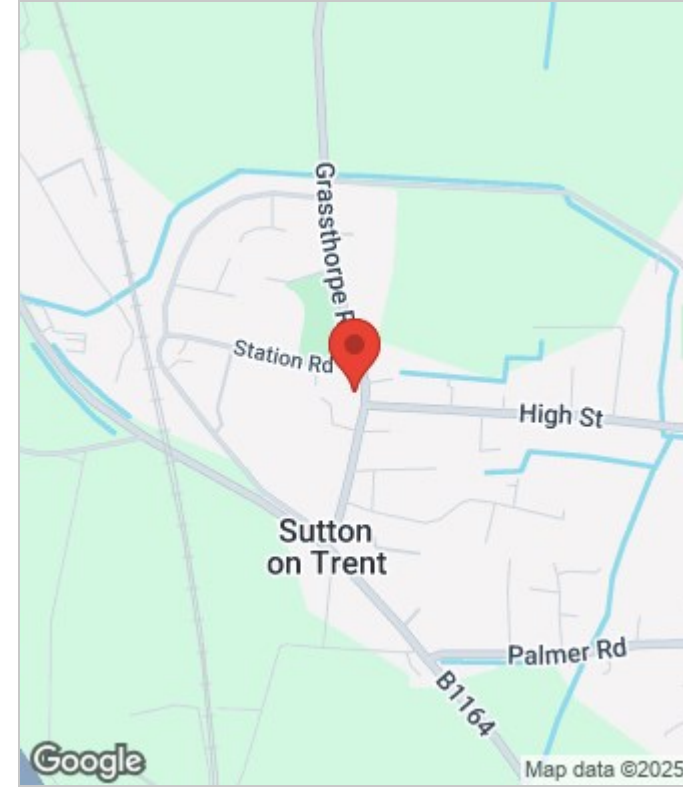
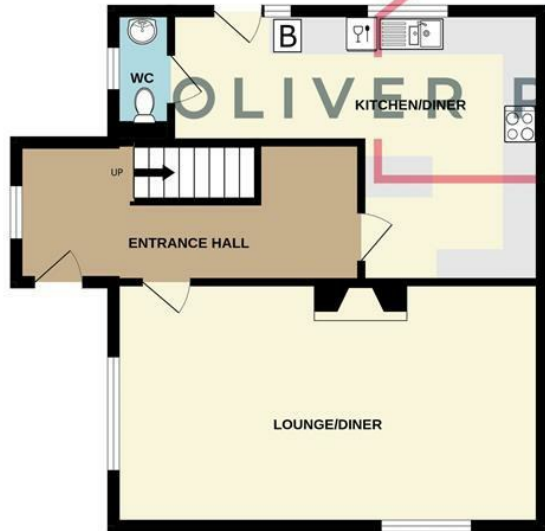




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	