



Allen Road, Fenton, Newark

5 2 3 C

OLIVER REILLY



Allen Road, Fenton, Newark

Guide Price £400,000 - £425,000

- SUBSTANTIAL DETACHED FAMILY HOME
- QUIET & EXECUTIVE CUL-DE-SAC SETTING
- GF W.C & SPACIOUS UTILITY ROOM
- SCOPE TO ADAPT & MAKE YOUR OWN
- WONDERFUL 0.20 OF AN ACRE WRAP-AROUND PLOT
- FIVE BEDROOMS (FOUR DOUBLES)
- THREE LARGE RECEPTION ROOMS
- GENEROUS DUAL-ASPECT DINING KITCHEN
- INTEGRAL DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold EPC 'C' (70)

Guide Price: £400,000 - £435,000. FULL OF POSSIBILITIES...!

Are you on the search for a substantial five bedroom detached family-sized home, located on a beautiful executive cul-de-sac, in a quiet semi-rural village? THEN LOOK NO FURTHER... You are going to LOVE this property!

Ridge View House is the epitome of an all-round GREAT versatile residence. Crying out for you to STEP INSIDE and inject your own personality. This substantial home spans an expansive layout, in excess of 2,300 square/ft, promising space and flexibility in abundance. The vast degree of living space comprises: Inviting reception hall, ground floor W.C, spacious DUAL-ASPECT dining kitchen, sizeable utility room and THREE RECEPTION ROOMS. This includes a LOVELY DUAL-ASPECT LOUNGE with a walk-in rear bay-window and captivating Inglenook fireplace housing a log burner. The galleried first floor landing hosts an excellent study area with two Velux roof lights. There are FOUR DOUBLE BEDROOMS (two with fitted wardrobes), a three-piece family bathroom and a fifth bedroom/ home office or dressing room, with a further fitted wardrobe. The master bedroom is enhanced by a STUNNING EN-SUITE SHOWER ROOM.

Externally, the property occupies a wonderful 0.20 of an acre wrap-around plot, situated down a charming and quiet cul-de-sac. The front aspect is greeted with AMPLE OFF-STREET PARKING. Leading into an integral DOUBLE GARAGE. Offering scope to be utilised into additional living space. Subject to approvals. The well-appointed and highly secluded rear garden leaves much to the imagination. Benefiting from an extensive paved seating area and enough space to suit the whole family.

Further benefits of this attractive and individual residence include majority uPVC double glazing, oil fired central heating and a septic tank.

YOUR FOREVER HOME AWAITS... Come and see for yourself, the endless opportunities available to take his house to the next level! Marketed with ****NO ONWARD CHAIN!****



RECEPTION HALL: 18'4 x 12'10 (5.59m x 3.91m)

A substantial and highly inviting entrance space, accessed via an obscure painted composite front entrance door with obscure full height uPVC double glazed side panel. The spacious hallway provides wood-effect laminate flooring, two ceiling light fittings, two single panel radiators, (untested) wall mounted alarm control panel, telephone connectivity point, wall mounted central heating thermostat, smoke alarm, carpeted stairs with open spindle, balustrade and handrail rising to the first floor, with a useful low-level under stairs storage cupboard with wall light fitting. Access into three reception rooms, the dining kitchen and the ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 7'4 x 3'10 (2.24m x 1.17m)

Of complementary modern design, providing grey ceramic tiled flooring, a low-level W.C with push-button flush, a wall mounted white ceramic wash hand basin with chrome mixer tap and a partial grey wall tiled splash back. Ceiling light fitting, pull cord extractor fan, single panel radiator and an obscure uPVC double glazed window to the side elevation.

DUAL-ASPECT LOUNGE: 23'3 x 13'1 (7.09m x 3.99m)

A wonderful and copious, dual-aspect reception room, providing wood-effect laminate flooring, recessed ceiling spotlights, two large single panel radiators, TV connectivity point and a beautiful exposed Inglenook fireplace with raised brick hearth and inset log burner. uPVC double glazed window to the side elevation and walk-in rear bay, with uPVC double glazed windows to the rear elevation, looking out over the private enclosed garden. Max measurements provided into bay-window.

DINING ROOM: 12'3 x 10'5 (3.73m x 3.18m)

An additional multi-purpose reception room, providing carpeted flooring, a ceiling light fitting, large single panel radiator and hardwood double glazed French doors opening out onto an extensive paved seating area, within the secluded rear garden. Internal access through to the dining kitchen.

STUDY: 13'1 x 8'9 (3.99m x 2.67m)

A spacious multi-purpose reception room, located at the front of the house, providing carpeted flooring, a central ceiling light fitting, single panel radiator, TV/telephone connectivity point and a large uPVC double glazed window to the front elevation.

DUAL-ASPECT DINING KITCHEN: 20'9 x 10'5 (6.32m x 3.18m)

An expansive dual-aspect family sized space, providing ceramic tiled flooring. The generous fitted kitchen houses a wide range of wall and base units. With granite-effect laminate roll-top flat edge work surfaces over and green wall tiled splash backs. Inset sink with chrome mixer tap and drainer. Integrated medium height 'CREDA' electric oven with separate four ring 'WHIRLPOOL' electric hob and concealed extractor hood above. Integrated low-level fridge. Under-counter, plumbing/provision for a dishwasher. A fitted breakfast bar provides sufficient dining space with generous wine rack beneath. Recessed ceiling spotlights, two ceiling light fittings, sufficient space for a large dining table and chairs, double panel radiator, telephone connectivity point and uPVC double glazed windows to the front and rear elevation. Access into the sizeable utility room.

LARGE UTILITY ROOM: 18'1 x 8'5 (5.51m x 2.57m)

A generous multi-purpose and functional space, providing patterned vinyl flooring. A range of fitted drawer and base units with laminate roll-top work surfaces over. Raised 'TWYFORD' Belfast sink with hot and cold chrome taps. Access to the freestanding oil fired boiler. Provisional space/plumbing for a washing machine and tumble dryer. Two ceiling light fittings, double panel radiator and two uPVC double glazed windows to the rear elevation. A uPVC side external door leads into the rear garden. Internal access into the integral Double garage.





GALLERIED FIRST FLOOR LANDING:

16'3 x 13'1 (4.95m x 3.99m)
 A generous galleried-style with open spindle balustrade, and wrap-around handrail. Providing modern grey carpeted flooring, two ceiling light fittings, loft hatch access point, smoke alarm, double panel radiator, a fitted airing cupboard, housing the hot water cylinder with shelving above. There is sufficient space for a seating/study area with two double glazed Velux roof lights to the front elevation. The landing gives access into the family bathroom and all FIVE bedrooms. Max measurements provided.

MASTER BEDROOM:

14'3 x 11'1 (4.34m x 3.38m)
 A spacious DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator, TV connectivity point, an extensive fitted storage cupboard with shelving and a large double fitted wardrobe with clothes hanging facilities. uPVC double glazed window to the rear elevation, overlooking the private enclosed garden. Internal access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

9'4 x 6'1 (2.84m x 1.85m)
 Of stylish modern design, providing floor to ceiling ceramic tiling. A large walk-in shower cubicle with electric shower facility. Low-level W.C with integrated push-button flush and laminate roll-top work surfaces above. White ceramic sink with chrome mixer tap inset to an extensive range of fitted vanity storage units. Wall mounted pull -cord light. Ceiling light fitting, extractor fan, large chrome heated towel rail and an obscure uPVC double glazed window to the side elevation.

BEDROOM TWO:

13'1 x 8'10 (3.99m x 2.69m)
 An additional DOUBLE bedroom, located at the front of the property, providing carpeted flooring, ceiling light fitting, single panel radiator and extensive fitted wardrobes with bi-folding doors and clothes hanging facilities. uPVC double glazed window to the front elevation with a far-reaching views over open countryside.

BEDROOM THREE:

10'11 x 10'5 (3.33m x 3.18m)
 A well-proportioned DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation.

BEDROOM FOUR:

10'5 x 10'5 (3.18m x 3.18m)
 A spacious DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator, uPVC double glazed window to the rear elevation, overlooking the private garden.

BEDROOM FIVE/ HOME OFFICE:

10'2 x 6'2 (3.10m x 1.88m)
 A well-appointed single bedroom. Enjoying scope to be utilised as a study or dressing room. Providing carpeted flooring, a ceiling light fitting, single panel radiator and fitted wardrobe with bi-folding doors and clothes hanging facility uPVC double glazed window to the rear elevation, overlooking the garden.

FAMILY BATHROOM:

7'0 x 6'3 (2.13m x 1.91m)
 Providing tiled flooring, a wooden panelled bath with chrome taps, electric shower facility, floor to ceiling wall tiling and a wall mounted bi-folding shower screen. Low-level W.C with side push-button flush. Pedestal wash and basin with chrome taps and medium height wall tiling. Ceiling light fitting, extractor fan, pull-cord light and heated towel rail. Obscure uPVC double glazed window to the rear elevation.

INTEGRAL DOUBLE GARAGE:

18'2 x 17'5 (5.54m x 5.31m)
 Accessed via two manual up/over garage doors, providing power, lighting and cold water tap. Access to the electrical RCD consumer unit. Hosting excellent scope to be utilised as additional living accommodation, if required. Subject to relevant approvals.

EXTERNALLY:

The property is located on a quiet executive cul-de-sac. The front aspect is greeted with drop kerb vehicular access onto a substantial MULTI-CAR tarmac driveway, ensuring ample off-street parking for up to four vehicles. Giving access into the integral DOUBLE GARAGE with two side-by-side external wall lights. The well-appointed front garden is laid to lawn with an array of established bushes. A paved pathway leads to the front entrance door with external wall light. There is additional garden in front of the house with a further range of established bushes and slate borders. There is 360° access around the property via a paved left and right sided pathway. Both have a low-level wrought-iron access gate into the extremely well-proportioned and immensely private rear garden. Predominantly laid to lawn with an array of established planted bushes. There is an extensive paved seating area with medium height walled boundary. Accessed via the French doors in the dining room and uPVC door from the utility room. Access to the 2,500 litre oil tank. The bottom of the garden provides the septic tank. There is an external cold water tap and two external wall lights. There are fenced side boundaries and an established conifer hedge to rear boundary.

Services:

Mains water and electricity are all connected. The property is on a septic tank for drainage and also provides oil fired central heating. The house has majority 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: 2,345 Square Ft.

Measurements are approximate and for guidance only. This includes the integral double garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority: South Kesteven District Council.

Council Offices, The Picture House, St Catherine's Road, Grantham NG31 6TT.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'C' (70)

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.





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 a 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.



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

