



Hargon Lane, Winthorpe, Newark

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 OLIVER BELLY



Hargon Lane, Winthorpe, Newark

Guide Price £350,000

- EXTENDED DETACHED BUNGALOW
- DELIGHTFUL VILLAGE POSITION
- STUNNING MODERN KITCHEN & CONSERVATORY
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- IMPECCABLY PRESENTED & ADAPTABLE LAYOUT
- TWO BEDROOMS (FORMERLY THREE)
- TWO/THREE RECEPTION ROOMS
- CLOAKROOM W.C & STYLISH SHOWER ROOM
- LOVELY LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A46 & A1. Tenure: Freehold. EPC 'D'

EXTENDED EXCELLENCE...!

Mark our words... This beautiful detached TWO DOUBLE BEDROOM detached bungalow (FORMERLY THREE) truly is OUTSTANDING! From the moment you step inside you'll appreciate the IMPECCABLE PRESENTATION and attractive FREE-FLOWING design. Ensuring a HIGHLY VERSATILE layout for maximum living flexibility.

This BRIGHT AND BEAUTIFUL residence stands proud within a quiet residential location. In the heart of the charming village of Winthorpe. Perfectly positioned for ease of access onto the A46 and A1, along with a few minutes drive into the well-served neighbouring village of Collingham.

If you are searching for a home that TICKS ALL YOUR BOXES... then LOOK NO FURTHER! This superbly spacious home is the epitome of modern-day living... AT ITS FINEST!

The bungalow boasts a deceptively bright and airy internal layout, comprising: Entrance porch, an inviting inner reception hall with large storage cupboard, cloak room/ W.C, sizeable DUAL-ASPECT lounge, STUNNING MODERN KITCHEN, separate dining room with OPEN-PLAN ACCESS through to a sitting room with a log burner (which could be adapted into a third bedroom) and a delightful conservatory. There are TWO DOUBLE BEDROOMS, with the master bedroom boasting extensive fitted wardrobes. Adjacent to a STYLISH SHOWER ROOM.

Externally, the bungalow occupies a well-appointed 0.10 of an acre plot. The front aspect is greeted with an EXTENSIVE MULTI-CAR TARMAC DRIVEWAY, with access into the integral single garage. Providing power, lighting and scope to be utilised into additional living space. Subject to relevant approvals.

The lovely wrap-around rear garden is of general low-maintenance, promoting a substantial paved seating/entertainment area, lead to via the charming conservatory.

Further benefits of this Impressive PICTURE-PERFECT property include gas central heating and uPVC double glazing. STOP HERE!... This SIMPLY STUNNING HOME offers all you could want... AND MORE! Step inside and see for yourself...!



ENTRANCE PORCH:

4'10 x 3'8 (1.47m x 1.12m)

Accessed via a paned uPVC double glazed front entrance door with full height paned uPVC double glazed side panels. Providing wood-effect LVT flooring and partial carpeted flooring with a hardwood obscure paned internal door opening into the reception hall.

RECEPTION HALL:

15'2 x 14'4 (4.62m x 4.37m)

A highly inviting entrance space. Accessed via a paned hardwood obscure front door with obscure hardwood glazed side panel to the front elevation. Enjoying complementary wood-effect laminate flooring, recessed ceiling spotlights, double panel radiator, extensive double fitted storage cupboard with shelving and clothes hanging facilities. Loft hatch access point and a wall mounted electronic central heating thermostat. Access into both bedrooms, the kitchen, dining room, large living room and cloakroom/ W.C. All via attractive oak internal doors. Max measurements provided.

CLOAKROOM/ W.C:

4'9 x 4'4 (1.45m x 1.32m)

Providing ceramic tiled flooring, a low-level W.C with push-button flush, corner fitted white ceramic wash hand basin with chrome taps. Floor to ceiling ceramic wall tiling, double panel radiator, ceiling light fitting and an obscure uPVC double glazed window pain to the rear elevation. Internal access into the integral garage.

GENEROUS LIVING ROOM:

18'6 x 11'9 (5.64m x 3.58m)

A sizeable reception room, providing carpeted flooring, extensive recessed ceiling spotlights, two wall light fittings, two double panel radiators, TV/ telephone connectivity points and a central feature fireplace. Housing an inset electric fire with raised limestone hearth and surround. Paned uPVC double glazed window to the side elevation. Complementary feature bow-window with uPVC double glazed window to the front elevation. Overlooking the front garden.

STYLISH MODERN KITCHEN:

11'4 x 8'5 (3.45m x 2.57m)

Of eye-catching modern design. Providing wood-effect LVT flooring. The kitchen enjoys a vast range of complementary fitted white high-gloss wall and base units with a larder cupboard with carousel, plinth heater, grey patterned slate-effect flat-head work surfaces over and extensive up-stands. Inset stainless steel 'BLANCO' sink with chrome mixer tap. Integrated 'NEFF' medium height electric double oven with microwave, separate four ring gas hob with clear glass splash back and concealed extractor hood above. Integrated washing machine and dishwasher. Provision for a freestanding American-style fridge freezer. Recessed ceiling spotlights, Paned uPVC double glazed window to the side elevation. A paned uPVC double glazed side external door leads out to the garden,

DINING ROOM:

8'10 x 7'9 (2.69m x 2.36m)

A lovely reception room, providing carpeted flooring, recessed ceiling spotlights, a double panel radiator and a paned uPVC double glazed window to the side elevation. Sufficient space for dining table and chairs. Open access through to the sitting room/ third bedroom.

SITTING ROOM/ THIRD BEDROOM:

10'4 x 9'9 (3.15m x 2.97m)

A delightful multi-purpose reception room. With continuation of the carpeted flooring, recessed ceiling spotlights, double panel radiator, loft hatch access point, TV connectivity point and a complementary feature fireplace. Housing an inset log burner with raised granite hearth. Paned uPVC double glazed window to the side elevation. uPVC double glazed sliding doors open into the conservatory.



**CONSERVATORY:**

Of part brick and uPVC construction with a pitched obscure glass roof. Tiled flooring, a range of double power sockets, central ceiling light fitting pitched. uPVC double glazed windows to the side and rear elevations. uPVC double glazed double doors open out to the garden.

91 x 8'7" (2.77m x 2.62m)

MASTER BEDROOM:

A lovely DOUBLE bedroom, located at the rear of the bungalow with carpeted flooring, recessed ceiling spotlights, double panel radiator and extensive fitted wardrobes with central fitted drawer unit and oak-effect flat head work surfaces over. Paned uPVC double glazed window to the rear elevation.

11'5 x 10'8 (3.48m x 3.25m)

BEDROOM TWO:

A well-appointed DOUBLE bedroom, located at the front of the bungalow. Providing carpeted flooring, a double panel radiator, recessed ceiling spotlights, TV connectivity point, a wall mounted electric heater and a paned uPVC double glazed window to the front elevation.

14'9 x 8'5 (4.50m x 2.57m)

STYLISH MODERN SHOWER ROOM:

Of attractive contemporary design. Providing complementary ceramic tiled flooring, a large walk-in shower with mains shower facility and clear glass shower screen. A low-level W.C with integrated push-button flush and wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Complementary ceramic floor to ceiling wall tiling. A large heated towel rail, recessed ceiling spotlights, pull-cord wall light fitting and extractor fan. Obscure paned uPVC double glazed window to the side elevation.

7'7 x 5'6 (2.31m x 1.68m)

INTEGRAL GARAGE:

Accessed via an electric roller door. Providing power, lighting, plumbing/provision for a freestanding washing machine and tumble dryer. An obscure uPVC double glazed rear personal door opens out to the enclosed rear garden. The garage promotes great scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.

17'6 x 8'2 (5.33m x 2.49m)

EXTERNALLY:

The bungalow stands on an enviable 0.10 of an acre wrap-around plot. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR tarmac driveway. Sufficient for a range of vehicles. Giving access into the integral garage. The front garden is laid to lawn with well-tended planted borders. Access to the front entrance door, with external security light. A left and right wrought-iron access gate both open onto a paved pathway, leading to the deceptively spacious rear garden. Predominantly laid to lawn with beautifully maintained planted borders. An Indian sandstone pathway follows the bungalow round, with gravelled borders. There is hard-standing for a garden shed/summer house. The pathway follows over to the right side aspect. Hosting an extensive Indian sandstone patio/entertainment space, with artificial lawn, provision for an additional garden shed, outside tap and security light. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler 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: 1,156 Square Ft.

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

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'**EPC: Energy Performance Rating: 'D' (59)**

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: Winthorpe

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

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:

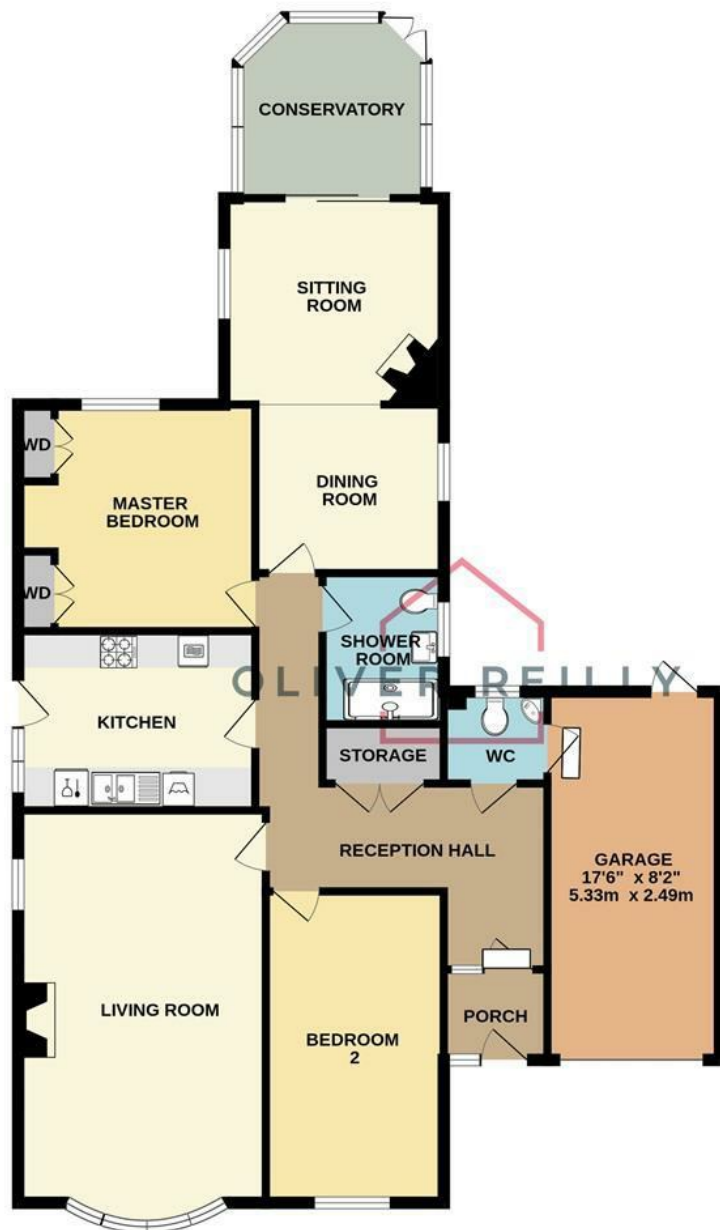
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	