



Field View, Station Road, Newark

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OLIVER REILLY







# Field View, Station Road, Newark

- IMMACULATE NON-ESTATE DETACHED BUNGALOW
- CHARMING SEMI-RURAL VILLAGE LOCATION
- LARGE LOUNGE WITH LOG BURNER
- CONTEMPORARY FOUR-PIECE BATHROOM
- INTEGRAL GARAGE & EXTENSIVE MULTI-VEHICLE DRIVEWAY
- THREE WELL-PROPEORTIONED BEDROOMS
- FABULOUS MODERN DINING KITCHEN
- GENEROUS GARDEN ROOM & UTILITY
- ENVIABLE 0.16 OF AN ACRE PRIVATE PLOT WITH UNSPOILED OUTLOOK
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £250,000 - £260,000. FEAST YOUR EYES ON FIELD VIEW!...

A fantastic example of an IMPECCABLY PRESENTED and DECEPTIVELY SPACIOUS detached bungalow. Occupying an enviable 0.16 of an acre plot and a marvellous non-estate position, in the charming and picturesque village of Harby. Closely situated to Newark, Lincoln and Gainsborough.

If you're searching for a HANDSOME & HOMELY escape, full of a WEALTH OF WARMTH and personality, then LOOK NO FURTHER!

Promising MORE THAN MEETS THE EYE this generously proportioned residence was constructed in 1968 and enjoys an adaptable free-flowing layout, comprising: Inviting entrance hall with eye-catching stained glass front door, a large lounge with multi-fuel burner, a SUPERB OPEN-PLAN DINING KITCHEN, separate utility room and a copious garden room, overlooking the private garden.

The bungalow benefits from THREE EXCELLENT SIZED BEDROOMS and a FABULOUS FOUR-PIECE BATHROOM.

Externally, it's fair to say you'll be in a world of your own, as the WONDERFULLY WELL-APPOINTED and HUGELY PRIVATE rear garden creates an excellent external escape, full of space, scope and tranquility. There are various secluded seating areas, access into a detached garage (for storage) and a WONDERFUL UNSPOILED RURAL OUTLOOK BEHIND. The substantial front aspect provides AMPLE OFF-STREET PARKING. Suitable for a variety of vehicles, giving access into an integral single garage, posing great scope to be utilised into additional living space, if required. Subject to relevant approvals.

Further benefits of this enticing and BEAUTIFULLY MAINTAINED home include uPVC double glazing and oil-fired central heating.

SITTING PRETTY IN A PEACEFUL VILLAGE SETTING! Internal viewings are highly advised, in order to fully appreciate this magnificent home, in all its QUALITY GLORY!



Guide Price £250,000 - £260,000



**INVITING ENTRANCE HALL:** 14'8 x 7'10 (4.47m x 2.39m)

Enjoying a complementary stained glass front entrance door. The hallway provides a loft hatch access point. Providing a pull-down ladder, boarding for storage and lighting, via three ceiling strip-lights.

**BOW-FRONTED GENEROUS LOUNGE:** 17'2 x 11'4 (5.23m x 3.45m)

**STYLISH MODERN DINING KITCHEN:** 16'4 x 9'5 (4.98m x 2.87m)

**UTILITY ROOM:** 9'3 x 8'0 (2.82m x 2.44m)

**GENEROUS GARDEN ROOM:** 16'10 x 8'9 (5.13m x 2.67m)

**BOW-FRONTED MASTER BEDROOM:** 11'2 x 10'5 (3.40m x 3.18m)

**BEDROOM TWO:** 10'5 x 9'5 (3.18m x 2.87m)

**BEDROOM THREE:** 9'5 x 8'6 (2.87m x 2.59m)

**CONTEMPORARTY FOUR-PIECE BATHROOM:** 11'2 x 6'5 (3.40m x 1.96m)  
Max measurements provided.

**INTEGRAL SINGLE GARAGE:** 17'10 x 8'2 (5.44m x 2.49m)  
Accessed via a manual up/ over garage door. Equipped with power and lighting. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals.

**DETACHED SINGLE GARAGE/STORE:**  
Accessed via a manual up/ over garage door. Equipped with power and lighting. Two windows tot he right side elevation.





#### EXTERNALLY:

This attractive detached home occupies a beautiful NON-ESTATE setting. In a popular and well-connected village. The bungalow stands on a magnificent 0/16 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto a double gated and EXTENSIVE CONCRETE DRIVEWAY. Ensuring AMPLE-OFF STREET PARKING. Suitable for a variety of vehicles. There is access into the integral single garage with external security light. The well-appointed front garden is predominately laid to lawn, enjoying a variety of mature bushes and shrubs. There are fenced side boundaries and a low-level walled front boundary. The left side aspect provides a secure gate, leading onto a concrete pathway, down to the WONDERFUL REAR GARDEN. Showcasing a high-degree of privacy. Predominantly laid to lawn and enhanced with a vast array of established plants, bushes and shrubs. A crazy-paved pathway leads to the bottom of the garden, with access into a detached single garage/store and onto a raised paved seating terrace, admiring views over the rolling countryside. There is an outside tap, external security light, coal store, provision for a log store, access to the 1,200 litre oil tank, fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil central heating, via a 1,200 litre tank 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: 1,170 Square Ft.

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

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'D' (60)

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:

The charming and hugely popular village of Harby is situated approximately 7 miles West of the historic City of Lincoln and approximately 12 miles north-east of Newark-on-Trent. The village offers a popular Primary school (Queen Eleanor), a refurbished village hall with an outreach Post Office service, a sports playing field with pavilion, All Saints Church and an award winning public house with restaurant, at the Bottle & Glass. The village is closely linked a short drive away from Saxilby which is full of a vast array of amenities, including a medical centre and train station.

#### 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.

#### 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.

#### Draft Details-Awaiting Approval:

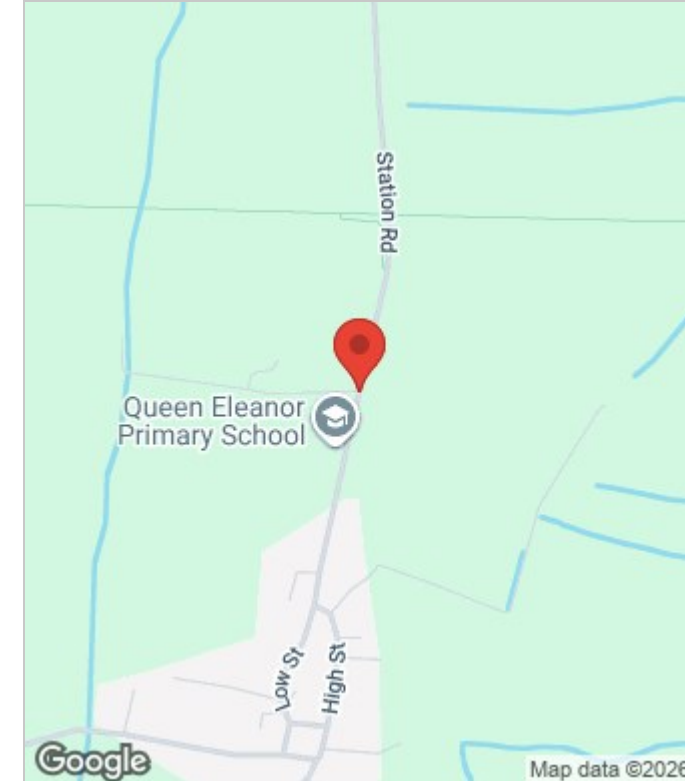
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 