

FOR
SALE



Kirton Park, Kirton, Newark, Nottinghamshire NG22 9LR

£250,000 - Freehold

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

A Hidden Gem Located within the picturesque Village of Kirton....No Upward Chain... Tucked away in a quiet cul de sac location, this three bedroom detached bungalow is one not to be missed. Internally the property benefits from a spacious open plan lounge/diner, fitted kitchen, three bedrooms and recently installed modern family bathroom. Externally the garden sits on a good sized plot with gardens to both the front and rear with the additional advantage of a single garage and a private established garden to the rear. This property is waiting for its next chapter. Offered For Sale With No Upward Chain this property really is one not to be missed. Contact our office today to arrange a viewing!

POINTS OF INTEREST

- Three Bedroom Detached Bungalow
- Large Open Plan Living Room/Dining
- Recently Fitted Modern Family Bathroom
- Gas Central Heating
- Gardens To Front And Rear
- Sought After Location



Family Bathroom

04.11m x 9.10m (13' 6" x 29' 10") Fitted with modern three piece suite, comprising of low flush w/c, wash basin in vanity unit and bath with shower over and glass splash screen. Fully tiled floor and walls, radiator, ceiling spot lights, window to rear aspect.

Entrance Hallway

7' 4" x 3' 1" (2.24m x 0.94m)

Fitted carpet, radiator, ceiling light and doors leading to both the front garden and into the living area.

Kitchen

7' 10" x 13' 3" (2.39m x 4.04m) Fitted with a range of floor and wall units, complimentary worksurface, sink, drainer and mixer tap. Integrated fridge/freezer, dish washer, electric hob and extractor fan. Space and plumbing for washing machine, ceiling light, window overlooking rear garden and door to side/rear aspect.

Lounge/Diner

Spacious lounge/diner with brick build media wall, gas fire, ceiling and wall lights, four radiators. Double glazed window and patio doors to the front aspect.

Inner Hallway

Loft access and storage cupboard.

Bedroom One

13' 1" x 10' 0" (3.99m x 3.05m) Carpet flooring, ceiling light, build in wardrobe, radiator and window to rear aspect.

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m) Carpet flooring, ceiling light, radiator and window to side aspect.

Bedroom Three

7' 9" x 9' 11" (2.36m x 3.02m) Carpet flooring, ceiling light, radiator and window to rear aspect.

Externally

The front garden is mainly laid to lawn with established shrubs and plants in the border.

The elevated rear garden has both lawn and patio areas, together with an abundance of established shrubs and plants. There is also outdoor lighting, a green house, two garden sheds and steps leading to the garage.

Garage

Electric sectional door, electrics and lighting.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (50)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

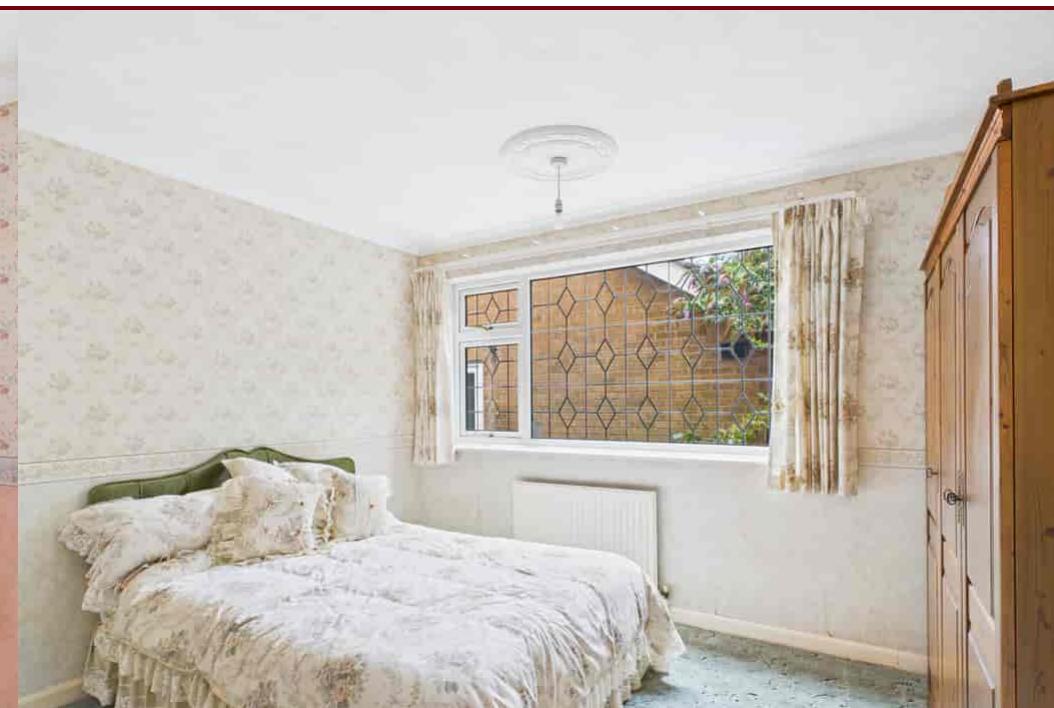
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Ground Floor

