



Olde Orchard, Amen Corner

Caunton, NG23 6AP

£275,000

Deceptively spacious semi detached bungalow situated in this popular village on a large landscaped plot with accommodation including lounge, kitchen, conservatory, two bedrooms and shower room. First floor large open plan attic room with wc. The gardens are delightful and extremely well stocked and maintained with a variety of established trees. Large block paved driveway leads to a garage with workshop space, the property also has 8 solar panels. We highly recommend an early viewing to appreciate the grounds and accommodation.





SERVICES

Mains Electric is connected to the property. The property is not on mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



CONSERVATORY 14' 7" x 11' 6" (4.44 m x 3.51m) Double glazed surround, tiled floor, offering delightful views over front/side and rear gardens, door to stairs leading to the attic room

KITCHEN 10' 4" x 9' 9" (3.15m x 2.97 m) Fitted with ample wall and floor units with worksurface over, inset sink and drainer, electric oven and hob, tiled splash back, breakfast bar, under stairs storage cupboard, electric storage heater, two double glazed windows to the front

INNER HALL Recessed cupboard housing hot water cylinder

LOUNGE 14' 5" x 12' 5" (4.39m x 3.78m) Open fire with tiled surround, electric storage heater, double glazed window to the rear



BEDROOM ONE 11' 6" x 9' 11" (3.51m x 3.02m) Recessed cupboard, electric storage heater, double glazed window to the rear

BEDROOM TWO 11' 0" x 8' 3" (3.35m x 2.51m) Electric storage heater, double glazed window to the front

SHOWER ROOM 9' 10" x 5' 4" (3 m x 1.63 m) Suite comprising walk in shower with Mira sport shower, low flush wc, wash hand basin with vanity storage, fully tiled surround, electric storage heater, double glazed window to the front

FIRST FLOOR ATTIC ROOM 28' 7" x 9' 9" (8.71m x 2.97 m) Eaves storage, electric storage heater, Two velux windows, side port hole window



W/C 4'4 x 3'9 Low flush wc, wash hand basin, fully tiled surround

OUTSIDE A five bar gate leads to a block paved driveway providing off street parking leading to a detached single garage (16'5 x 13'0) at the rear. The front garden is lawn with flower/shrub borders and beds, established fruit trees enclosed by a boundary fence.

The rear garden is lawn with a flagstone patio and barbeque area. There are 8 solar panels and an outside tap.





WEBSITE

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SMS & Better Edge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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GROUND FLOOR
751 sq.ft. approx.

1ST FLOOR
282 sq.ft. approx.



TOTAL FLOOR AREA : 1033 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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