



Church Barn, 4 Church Lane

Upton, Newark, NG23 5SR



Book a Viewing

£485,000

NO ONWARD CHAIN - Tucked away in a delightful and private position in the heart of this popular village and being in the Minster School catchment area, this delightful home must be viewed to be appreciated. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Cloakroom, Study Area, Lounge, Dining Room, Fitted Kitchen and Garden Room. The First Floor Landing gives access to the Master Bedroom with En-Suite Bathroom, three further Bedrooms and Bathroom. Outside a long driveway leads to a Detached Double Garage with room above which could easily be adapted, a Garden Shed/Utility and Garden Store. The mature walled garden is totally enclosed with a pond and private terrace seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

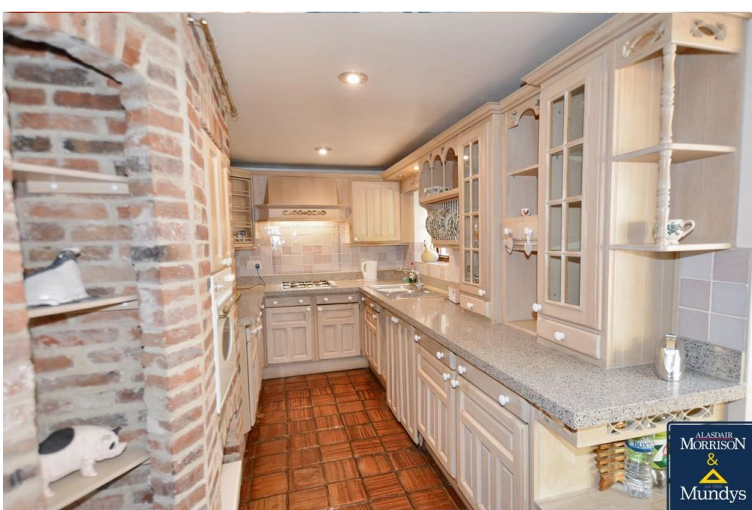
LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

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LOCATION Upton is an attractive village set three miles to the East of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a village pub and The Horological Museum with popular Clock House Café. The village also lies within the catchment area of the Minster School in Southwell. Southwell is a thriving minster town having a useful range of town amenities and professional services grouped principally along a period street scene of Queen Street and King Street. Southwell schooling is of renowned standard across the age ranges and the town offers an excellent range of sporting and cultural activities.



ENTRANCE HALL With glazed panel entrance door, double cloaks cupboard, tiled floor and radiator.

CLOAKROOM With low flush WC and vanity wash hand basin with tiled splash-back.

LOUNGE 12' 0" x 19' 2" (3.66m x 5.84m) A delightful, light and airy room overlooking the garden with gas fire having a flagstone hearth and brick surround, radiator, double glazed double doors to the side elevation and double glazed window to the rear elevation.

DINING ROOM 13' 0" x 8' 0" (3.96m x 2.44m) With loft access, radiator and double glazed window to the front elevation.



STUDY 12' 0" x 8' 7" (3.66m x 2.62m) With stairs off to the First Floor Landing, radiator and double doors to the Lounge.

KITCHEN 18' 4" x 7' 7" (5.59m x 2.31m) Fitted with a range of wall, base units and drawers, gas AGA, electric oven with gas hob and extractor over, integral fridge and dishwasher, stainless steel sink and drainer unit with splash tiling and double glazed window to the rear elevation.

GARDEN ROOM / UTILITY AREA 8' 3" x 11' 4" (2.51m x 3.45m) Brick base with tiled floor, radiator and double glazed door to the rear elevation.



FIRST FLOOR LANDING With airing cupboard with shelving, loft access and double width Velux window.

MASTER BEDROOM 12' 0" x 10' 8" (3.66m x 3.25m) With fitted wardrobes including two double and two single, radiator and double glazed window to the rear elevation.

EN-SUITE 9' 2" x 6' 1" (2.79m x 1.85m) With suite comprising low flush WC, pedestal wash hand basin with splash tiling, corner bath and bidet, electric towel rail, radiator and port hole window.

BEDROOM TWO 9' 2" x 8' 5" (2.79m x 2.57m) With fitted wardrobe/cupboard, radiator and Velux window.



BEDROOM THREE 10' 1" x 8' 1" (3.07m x 2.46m) With radiator and double glazed window to the rear elevation.

BEDROOM FOUR 7' 11" x 8' 1" (2.41m x 2.46m) With radiator and double glazed window to the rear elevation.

BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m) With suite comprising low flush WC, pedestal wash hand basin with splash tiling and bath, heated towel rail, Velux window to the front elevation.

OUTSIDE To the front of the property is a flagstone and gravel driveway providing ample off road parking and leading to the block paved area. The walled rear garden has a lawn area with a number of well stocked flower/shrub beds, a large pond and external power.

DOUBLE GARAGE 15' 2" x 19' 7" (4.62m x 5.97m) With up and over doors, light, power and side door.

WORKSHOP 9' 8" x 7' 3" (2.95m x 2.21m)

UTILITY ROOM 7' 5" x 10' 9" (2.26m x 3.28m)



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

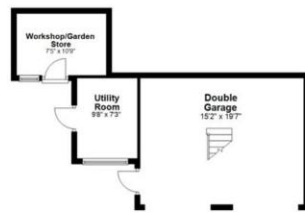
Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of 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.

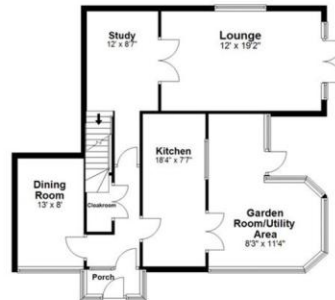
Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

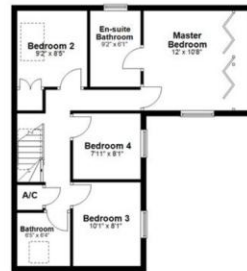
Ground Floor
Approx. 1376.2 sq. feet



First Floor
Approx. 908.9 sq. feet



Second Floor
Approx. 908.9 sq. feet



Total area: approx. 2285.1 sq. feet
For more than purposes only. Please contact us for details.

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22 Queen Steet
Market Rasen
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

