



## 8 Clay Lane

Carlton-Le-Moorland, LN5 9JE



Book a Viewing

**£225,000**

Tucked away just off Clay Lane, this well presented Detached Bungalow offers comfortable single storey living in a peaceful setting. Available to the open market with no upward chain, the property welcomes you through a porch into an entrance hallway with a useful built-in cloaks cupboard. The accommodation includes two bedrooms and a well appointed four piece bathroom featuring both a bath and a separate shower. The kitchen is complemented by a lean-to utility area with plumbing for a washing machine, while the spacious L-shaped lounge diner provides an ideal space to relax or entertain, complete with an electric fire suite and a lean-to conservatory extending the living space. Outside, the bungalow enjoys manageable gardens to three sides, mainly laid to lawn with paved areas, offering a pleasant and low-maintenance outdoor space. A garage further enhances the practicality of this appealing home.







#### **SERVICES**

Mains electricity, water and drainage services available.  
Oil central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

The popular village of Carlton-le-Moorland is located just 9 miles from the historic Market Town of Newark upon Trent with accessibility to Newark Northgate Station (with main line to London Kings Cross approximately 80 mins) and Newark Castle Station with trains to Nottingham and Lincoln. The major road networks of the A1, A46 and A17 are all within close proximity and the Cathedral City of Lincoln is 12 miles away. The village has a Church and public house. There is a local primary school, two shops and two additional public houses in the nearby village of Basingham.





#### PORCH

6' 10" x 3' 3" (2.1m x 1m) With uPVC double glazed windows to the front and to the side elevation, uPVC double glazed door, double glazed opaque window and door leading to the entrance hall.

#### ENTRANCE HALL

With radiator, built-in cloaks cupboard, coving to the ceiling, built-in airing cupboard housing the hot water cylinder, built-in cupboard housing the floor standing oil central heating boiler and doors to the lounge diner, kitchen, bathroom and to the two bedrooms.

#### LOUNGE/DINER

17' 8" x 20' 4" L shape maximum measurements (5.4m x 6.2m) With uPVC double glazed windows to front and rear elevations, radiators, electric fire suite, coving to the ceiling and double glazed sliding doors to conservatory/lean to at the side of the property.

#### LEAN TO CONSERVATORY

9' 10" x 8' 2" (3m x 2.5m) With uPVC double glazed construction with a polycarbonate roof.

#### KITCHEN

10' 5" x 8' 6" (3.2m x 2.6m) Fitted kitchen comprising a range of wall and base units with a worksurface incorporating a 1½ bowl sink unit with a stainless steel mix tap, space for a cooker and under counter space for a fridge, tiled splashbacks, radiator, uPVC double glazed window and wooden double glazed door to lean-to utility room at the rear.

#### LEAN TO/UTILITY ROOM

9' 6" x 6' 6" (2.9m x 2m) With uPVC double glazed construction with windows to three sides, door onto the garden and polycarbonate roof, power and plumbing for a washing machine.

#### BATHROOM

6' 2" plus door recss x 7' 10" (1.9m x 2.4m) A four piece suite comprising a shower cubicle with a mains shower, panelled bath, pedestal wash hand basin, low level WC, radiator, tiled splashback and uPVC double glazed opaque window to the rear elevation.

#### BEDROOM ONE

11' 9" to the back of the wardrobes x 9' 10" (3.6m x 3m) With uPVC double glazed window to the rear elevation, radiator and fitted wardrobe with sliding mirrored doors.

#### BEDROOM TWO

9' 5" x 9' 10" (2.87m x 3m) With uPVC double glazed window to the front elevation and a radiator.

#### GARAGE

18' 0" x 9' 2" (5.5m x 2.8m) With an electric door, power, lighting, window and personnel door leading to the rear garden.

#### OUTSIDE

There is gravelled parking and lawn at the front and a low maintenance paved garden to the rear.







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#### 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 Gibson 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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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.

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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

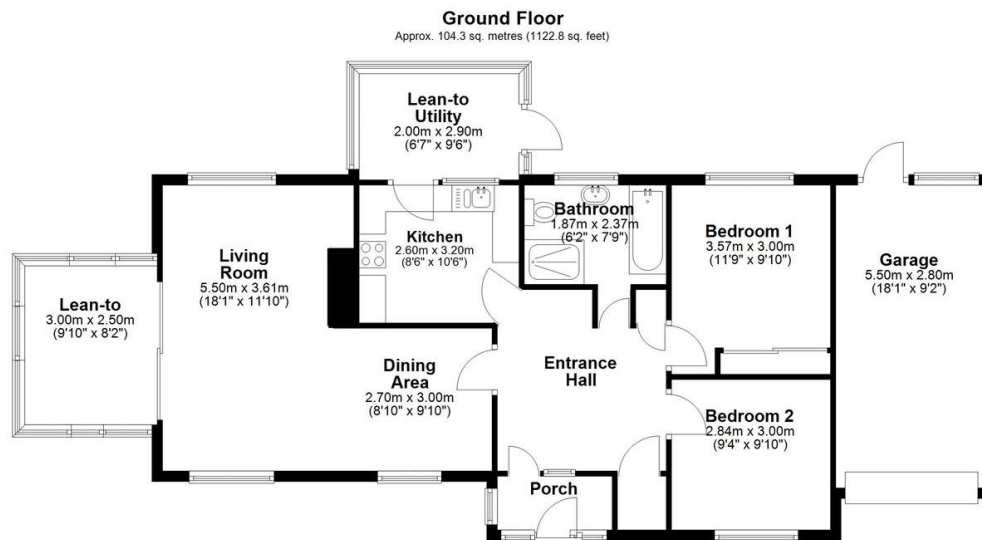
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 104.3 sq. metres (1122.8 sq. feet)  
**Clay Lane, Carlton -Le-Moorland**

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