



The Old Orchard, Hockerton Road, Upton, Newark, NG23 5TG

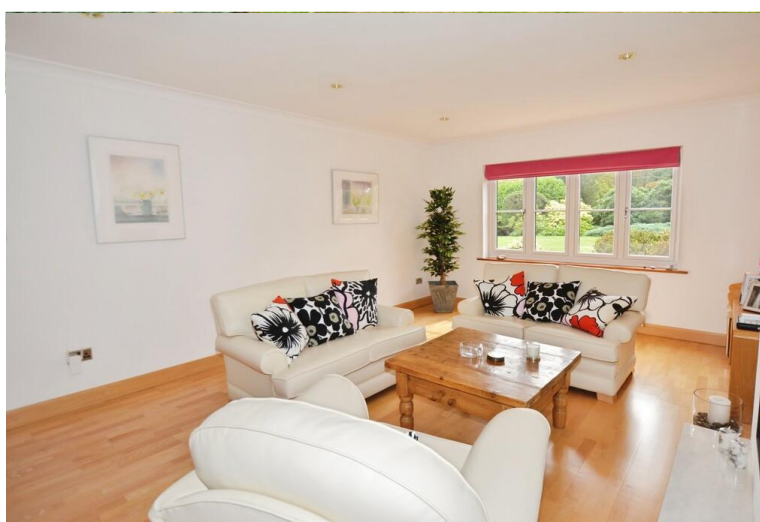


Book a Viewing!

Offers Over £760,000

Immaculate detached family home situated in a quiet position on the edge of this popular Minster School Catchment Village which offers great walks around the area, elevated from the road the spacious accommodation includes an entrance hall, cloakroom/WC, living room, garden room, office/study, dining room, kitchen with utility room and family room. The first floor offers a master bedroom with en-suite bathroom, bedroom two with an en-suite bathroom, three further bedrooms and a shower room. Outside there is a large block paved driveway with side covered porch leading to double garage, lawn front garden and rear garden with two private patio areas. We highly recommend a viewing to appreciate the quality and finish of this spacious family home.





ACCOMMODATION

ENTRANCE HALL

13' 4" x 11' 3" (4.06m x 3.43m) With glazed panel door, understairs storage cupboard, radiator and stairs to the first floor.

LIVING ROOM

19' 4" x 13' 8" (5.89m x 4.17m) With double glazed window overlooking the rear garden, radiator and double glazed doors to the garden room.

GARDEN ROOM

16' 5" x 11' 6" (5m x 3.51m) With double glazed sliding patio doors to the rear garden, roof window to the side elevation, double glazed window to the front elevation, radiator and double glazed doors leading to the office.

CLOAKROOM/WC

With a low level WC, wash hand basin, double glazed window to the front elevation, splash tiling to wash hand basin and a radiator.





OFFICE/STUDY

10' 4" x 11' 9" (3.15m x 3.58m) With double glazed window to the front elevation and radiator.

DINING ROOM

9' 4" x 12' 6" (2.84m x 3.81m) With double glazed window to the front elevation and radiator.

KITCHEN

9' 4" x 12' 6" (2.84m x 3.81m) Fitted with a range of wall and floor mounted cupboards and drawers, Neff double oven with Wi-fi connection, Neff hob with Franke extractor over, undermounted Franke sink, integrated dishwasher, integrated fridge freezer, splash tiling to work surfaces, double glazed window to the rear elevation.



INNER HALL

With radiator, access returning to the dining room and door to utility room.

FAMILY ROOM

11' 4" x 9' 4" (3.45m x 2.84m) With double glazed sliding patio doors to the rear garden and radiator.

UTILITY ROOM

5' 2" x 9' 3" (1.57m x 2.82m) With plumbing for washing machine, inset sink, splash tiled surround, tiled flooring, radiator, space for tumble dryer and double glazed door to the side elevation. An ideal drying room with glazed panelled door leading to the side covered porch which in turn leads to the double garage.



FIRST FLOOR LANDING

With double glazed window to the front elevation, linen cupboard with shelving, radiator and access to the roof space.

BEDROOM 1 (MASTER BEDROOM)

17' 1" x 13' 11" (5.21m x 4.24m) With double glazed window to the rear elevation, radiator, oak flooring and mirror fronted double wardrobes.

EN-SUITE BATHROOM

7' 2" x 6' (2.18m x 1.83m) With panelled bath with shower attachment, bidet, low level WC, heated towel rail, wash hand basin, tiled flooring, fully tiled surround and double glazed window to the side elevation.

BEDROOM 2 (GUEST SUITE)

24' x 18' 3" (7.32m x 5.56m) With two mirror fronted double wardrobes providing ample storage space, oak flooring, two radiators, roof windows to the front and rear elevations and door to the en-suite bathroom.





EN-SUITE BATHROOM

9' 5" x 9' 1" (2.87m x 2.77m) Comprising bath with shower over and side screen, half tiled surround, bidet, low level WC, inset wash hand basin, heated towel rail and access to the roof space.

BEDROOM 3

10' 1" x 13' 8" (3.07m x 4.17m) With double glazed window to the front elevation, radiator and a range of fitted wardrobes.

BEDROOM 4

11' 10" x 10' 4" (3.61m x 3.15m) With double glazed window to the front elevation, radiator and wardrobes.



BEDROOM 5

8' 6" x 10' 7" (2.59m x 3.23m) With double glazed window to the rear elevation, radiator and double wardrobe.

SHOWER ROOM

8' 2" x 9' 6" (2.49m x 2.9m) With walk-in shower, heated towel rail, low level WC, wash hand basin, tiled flooring, fully tiled surround and a roof window to the rear elevation.

OUTSIDE

A block paved driveway leads to the front of the property providing ample parking and turning area, with lawned front garden and well stocked flower/shrub borders and beds. A totally enclosed and private lawned rear garden with flower/shrub borders, patio area and an additional raised flagstone patio area.

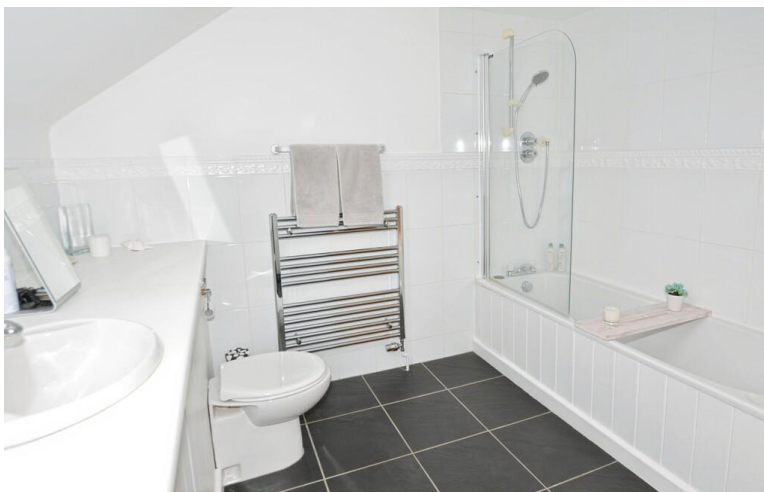


DOUBLE GARAGE

19' x 18' (5.79m x 5.49m) With two electric up and over doors, two double glazed windows to the rear elevation, door to the rear garden and a Worcester central heating boiler.

SIDE COVERED PORCH

5' 2" x 18' (1.57m x 5.49m) With access from the double garage directly into the utility room.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.



TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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.

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BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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

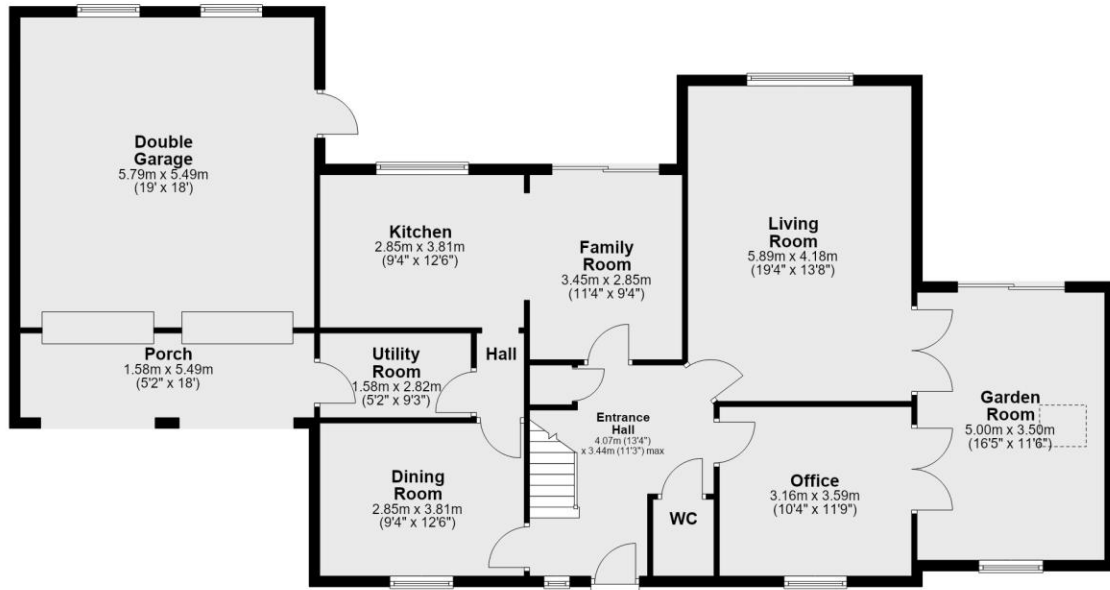
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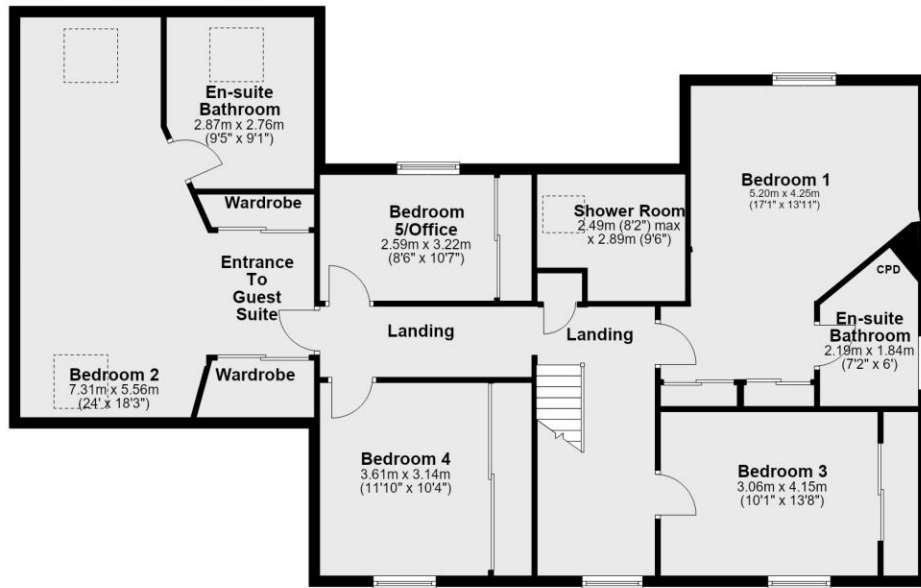
Ground Floor

Approx. 149.0 sq. metres (1603.7 sq. feet)



First Floor

Approx. 132.1 sq. metres (1421.7 sq. feet)



Total area: approx. 281.1 sq. metres (3025.4 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

46 Middle Gate
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