

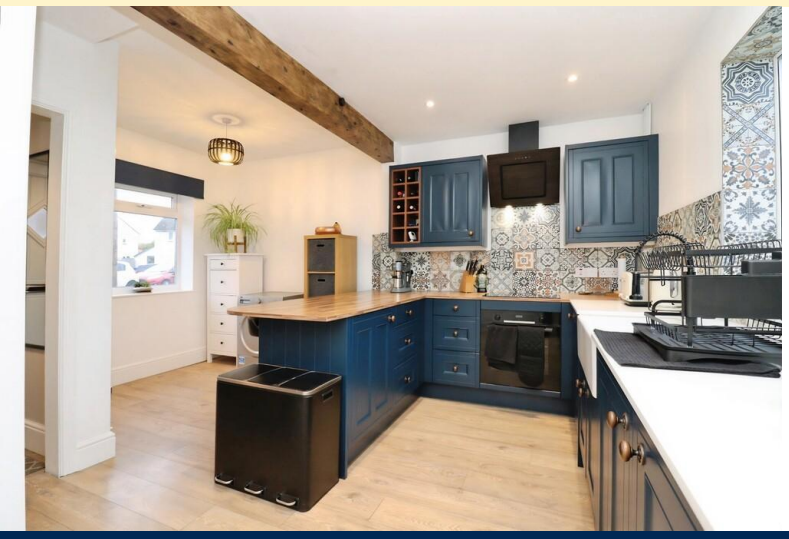
20 Prince William Road

Newtoft, LN8 3NL

Book a Viewing!

£130,000

Superbly presented Two Bedroom Terraced Property, situated within the popular village of Newtoft. Having been thoughtfully renovated and redecorated throughout by the current owners, the property offers stylish, well maintained accommodation and represents an excellent opportunity for first time buyers, couples or property investors. The accommodation is arranged over two floors and begins with an entrance hallway leading into an impressive kitchen/dining room, fitted with a range of contemporary units, integrated appliances, a combination of Quartz and laminate worktops and an L-shaped island incorporating breakfast bar seating. The living room provides a comfortable reception space, further enhanced by an Aga wood burning stove and access to the rear garden. To the first floor are two well proportioned bedrooms, both benefiting from built-in wardrobe space, together with a modern family bathroom. Outside, the property enjoys a well maintained rear garden, with a gravelled area to the front and convenient side access. A further benefit is the separate detached garage, with an allocated parking space positioned directly in front. Combining modernised accommodation, a well appointed kitchen and useful outside space, this is an appealing home in a popular village setting. Viewing is highly recommended.





20 Prince William Road, Newtoft, LN8 3NL







LOCATION

Newtoft is a small village on the outskirts of Middle Rasen, historically associated with the former RAF base and its married quarters, and now home to an established and thriving community. The village benefits from a useful sports field and a popular, active Social Club, providing opportunities for local activities and socialising.

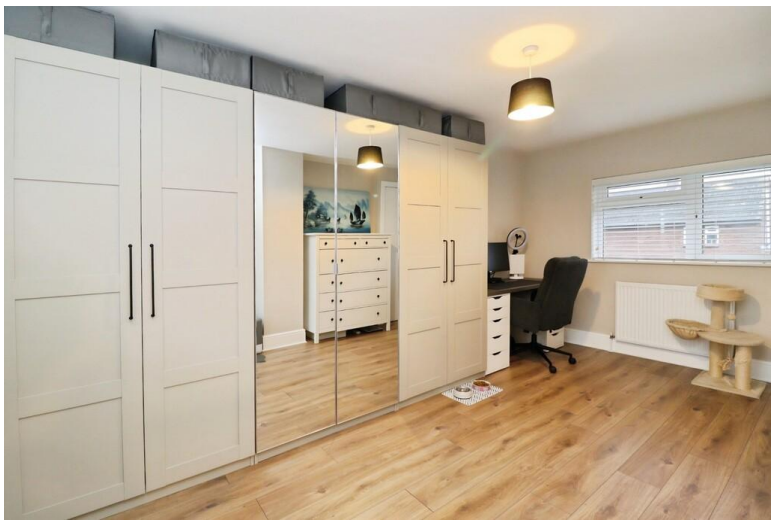
Primary schooling is available in the nearby village of Faldingworth, approximately three miles away, with the school rated 'Good' by Ofsted, as advised. The nearby market town of Market Rasen provides a wider range of shops, supermarkets, cafés, public houses and everyday amenities, together with schooling, leisure facilities, a racecourse and golf club.

The surrounding countryside offers opportunities for walking and outdoor pursuits, with the Lincolnshire Wolds within easy reach.

ACCOMMODATION

HALL

4' 4" x 6' 2" (1.32m x 1.88m) With composite external entrance door and uPVC double glazed window to the front elevation, laminate flooring, radiator, opening into the kitchen/dining room and stairs rising to the first floor.









KITCHEN/DINER
15' 1" x 13' 10" (4.6m x 4.22m) With laminate flooring, radiator and uPVC double glazed windows to the front and rear elevations, under stairs storage, fitted with a range of contemporary wall and base units, a combination of Quartz and laminate work surfaces, tiled splashbacks, integrated appliances include an induction hob with extractor over, electric oven, Belfast style sink, fridge, separate freezer and washing machine, an L-shaped island provides additional storage and worktop space with room for breakfast bar seating.

LIVING ROOM
17' 8" x 9' 11" (5.38m x 3.02m) With laminate flooring, radiator and uPVC double glazed window to the front elevation, a uPVC double glazed frosted door provides access to the rear garden and a wood-burning stove.

FIRST FLOOR LANDING
With a uPVC double glazed window to the rear elevation and doors leading to the first floor accommodation.

BEDROOM 1
15' 2" x 9' 11" (4.62m x 3.02m) With laminate flooring, two radiators and dual aspect uPVC double glazed windows to the front and rear elevations and built-in wardrobe space.

BEDROOM 2
11' 8" x 10' 8" (3.56m x 3.25m) With laminate flooring, radiator, uPVC double glazed window to the front elevation, built-in wardrobe space and access to the roof void.

BATHROOM
5' 5" x 7' 9" (1.65m x 2.36m) Fitted with treated oak flooring, heated towel rail, low level WC and wash hand basin with integrated storage beneath, a bath with hot and cold taps and an overhead shower, tiled surrounds and a uPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property there is a graveled area, with side access leading through to the rear garden. The rear garden is well maintained and features a lawned area, providing pleasant outside space for relaxing and enjoying the warmer months. There is also a garden shed and convenient side access leading to the front of the property.

GARAGE AND PARKING
The property benefits from a separate detached garage, with an allocated parking space situated directly in front, providing useful off-road parking and additional storage.





KEY FACTS FOR BUYERS

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

EPC RATING – to follow.

COUNCIL TAX BAND – A (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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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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.

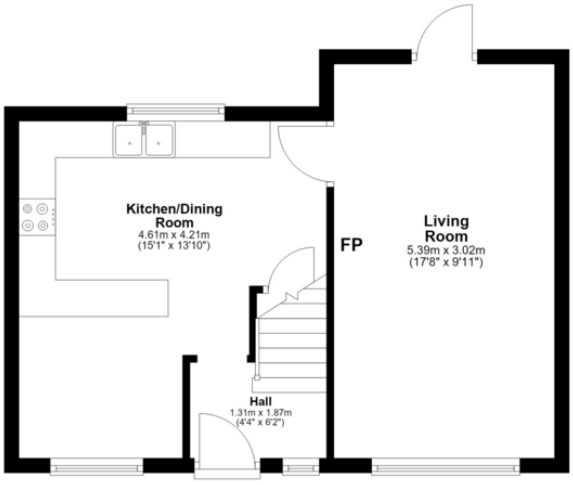
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Ground Floor
Approx. 36.1 sq. metres (389.1 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 71.1 sq. metres (765.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
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The Property Ombudsman