

Greenacre, Kelham Lane,
Little Carlton, Newark, NG23 6BT

Book a Viewing!

£525,000

Greenacre is an excellent detached bungalow situated in this lovely position along Kelham Lane and benefitting from impressive open views. The spacious and versatile living accommodation includes an Entrance Hall, Lounge, Formal Dining Room, Study/Bedroom, Conservatory, Fitted Kitchen, Snug, Utility Area, Three Bedrooms, En-suite to the Principal Bedroom, and a Family Shower Room. Outside, the property is set within well maintained and extensive mature grounds, being approached via an impressive in-and-out driveway providing ample parking and access to a Detached Double Garage with additional storage above. The property further benefits from oil-fired central heating and viewing is highly recommended to appreciate this lovely semi-rural location, and extensive living accommodation available. NO ONWARD CHAIN.





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LOCATION

The property is situated on Kelham Lane in Little Carlton, within the Newark and Sherwood district of Nottinghamshire. Being in close proximity to the neighboring villages of Kelham, North Muskham and South Muskham, together with the A1, offering excellent transport links both north and south. Newark town center is just a short distance away, providing a comprehensive range of shopping, dining and leisure amenities, as well as rail connections to London King's Cross.

ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door and side windows, built-in cupboard, double radiator, inset spotlights, coving to ceiling and airing cupboard with hot water cylinder and central heating boiler.

LOUNGE

18' 2" x 17' 10" (5.54m x 5.44m) With two double glazed patio doors and side windows, coving to ceiling, inset spotlights, two double radiators, electric fire, feature fireplace and further UPVC window.









DINING ROOM
18' 1" x 11' 11" (5.51m x 3.63m) With UPVC window, double radiator, coving to ceiling, inset spotlights and double glazed double doors and side windows leading to the conservatory.

STUDY/BEDROOM
11' 5" x 7' 9" (3.48m x 2.36m) With UPVC window, inset spotlights and single radiator.

CONSERVATORY
20' 8" x 13' 7" (6.3m x 4.14m) With double glazed window, electric wall radiators, air-con unit, laminate wood flooring and double doors leading to the rear garden.

KITCHEN
12' 9" x 8' 8" (3.89m x 2.64m) Fitted with a range of wall and base cupboards, sink unit and drainer, fitted oven, Neff hob, extractor hood, integral dishwasher, inset spotlights, coving to ceiling, built-in cupboard, space for fridge freezer, wine rack, part tiled surround and internal double glazed window.

SNUG
10' 2" x 7' 2" (3.1m x 2.18m) With double radiator and double glazed double doors to the conservatory.

UTILITY AREA
7' 1" x 4' 3" (2.16m x 1.3m) With double glazed window, sink unit and drainer, fitted base unit, double radiator, part tiled surround, plumbing for washing machine and further fitted tall cupboard.

INNER HALLWAY
With skylight, access to the roof void and radiator.

BEDROOM
17' 4" to fitted wardrobe x 10' 6" (5.28m x 3.2m) With two double glazed windows, fitted wardrobes and dressing table, double glazed patio doors and side windows, double radiator and inset spotlights.

EN-SUITE
With suite to comprise of walk-in shower area, WC and wash hand basin with vanity drawers, tiled walls, two towel radiators and inset spotlights.

BEDROOM
18' 8" x 8' 7" (5.69m x 2.62m) With two double glazed windows, double radiator and fitted wardrobes and dressing table.

BEDROOM
14' 1" x 10' 10" (4.29m x 3.3m) With UPVC window, radiator and coving to ceiling.

SHOWER ROOM
With suite to comprise of fitted shower cubicle, WC and wash hand basin part tiled surround, towel radiator, coving to ceiling, inset spotlights, extractor fan and double glazed window.









OUTSIDE
The property is situated on an extensive mature plot with gardens to both the front and rear. To the front of the property there is an in and out gravelled driveway providing off road parking/hardstanding for vehicles and in turn providing access to the double garage. There is also a wide variety of mature shrubs, trees, flowerbeds and borders. There is gated access leading to the extensive rear garden which is predominately laid to lawn with a large raised patio area, lawned area, water feature and a variety of mature trees, shrubs and borders.

DOUBLE GARAGE
23' 3" x 22' 2" (7.09m x 6.76m) With electric roller door, double glazed window, side entrance door and stairs to upper level.

UPPER LEVEL (GARAGE)
23' 3" (maximum measurement excluding the sloping ceiling) x 11' 4" (7.09m x 3.45m) With two double glazed skylights, circular window and gas heater. This area is currently being utilised for storage.

KEY FACTS FOR BUYERS

SERVICES
Mains electricity, water and drainage. Oil fired central heating. Calor gas to the heater in the garage.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

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 Mundys.

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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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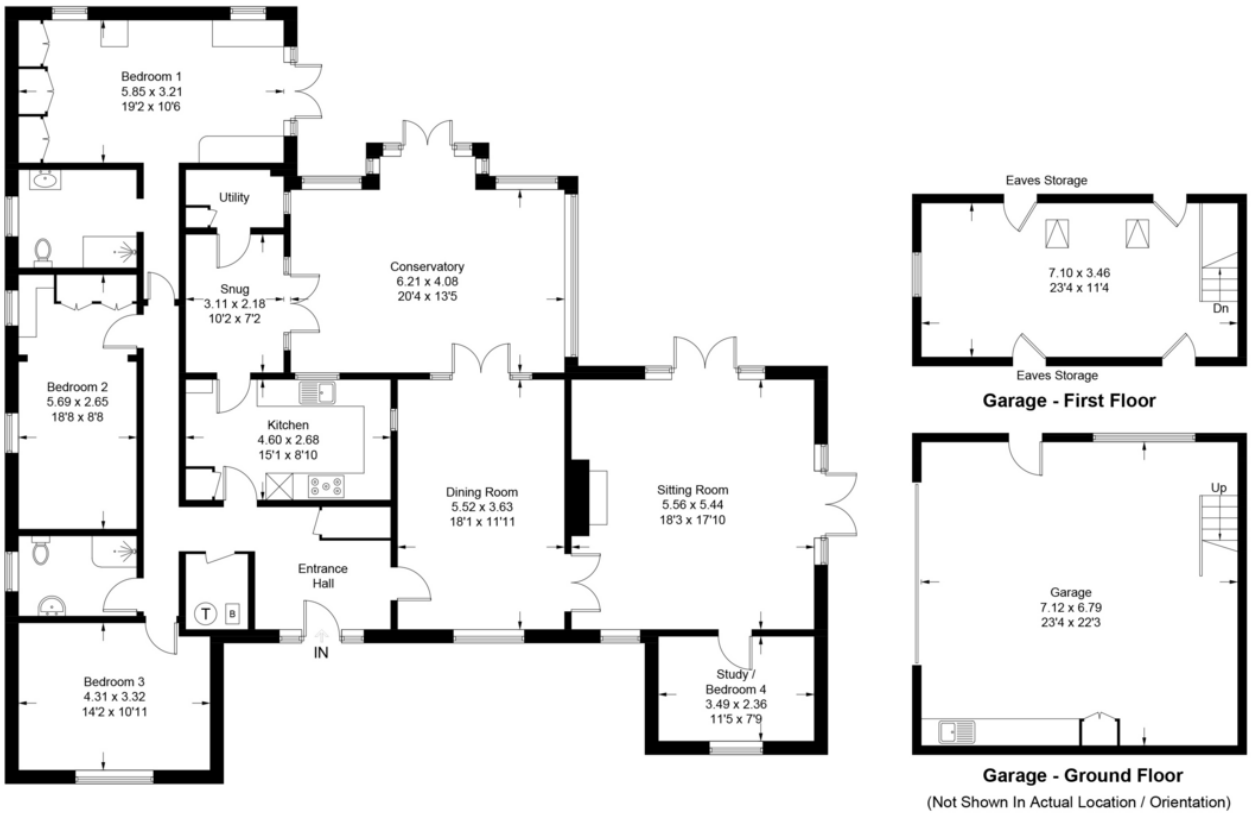
Approximate Gross Internal Area = 199.5 sq m / 2147 sq ft
Garage = 72.8 sq m / 784 sq ft
Total = 272.3 sq m / 2931 sq ft



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The Property Ombudsman