

**FOR
SALE**



Burton Rise, Walesby, Newark, Nottinghamshire NG22 9NL

£230,000 - Freehold

Chadwells
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PROPERTY SUMMARY

Spacious Bungalow In A Desirable Village Location... Offered for sale with no upward chain, this charming semi-detached bungalow presents a fantastic opportunity to secure a desirable property in the peaceful village of Walesby. Perfectly positioned for those seeking a tranquil lifestyle while remaining well connected to local amenities, this home is ideal for a range of buyers, including downsizers or first-time purchasers.

The property benefits from gas central heating throughout, ensuring comfort during the cooler months and creating a warm and inviting atmosphere. The integral garage provides both secure off-street parking and additional storage space, while the private driveway adds further convenience.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Semi Detached Bungalow
- Gas Central Heating
- Private Driveway
- Desirable Location
- Integral Garage



Entrance Hall

Accessed through an obscure glazed uPVC door to the front aspect and having carpet flooring, radiator, ceiling light fitting, loft access and BT point.

Lounge

3.78m x 5.16m (12' 5" x 16' 11") Feature gas fire having a marble insert and hearth with a wooden surround. Carpet flooring, uPVC glazed door and window to the rear aspect, wall light fittings, radiator and TV point.

Kitchen

4.46m x 3.44m (14' 8" x 11' 3") Fitted with a range of wall and base units having roll top worksurfaces over inset with a composite sink, drainer and mixer tap. Space and plumbing for a washing machine and freestanding electric oven. Tiled splash backs, vinyl flooring, radiator, ceiling spotlights, uPVC window to the rear aspect and uPVC glazed door to the rear hallway. Storage cupboard with space for a upright fridge freezer.

Rear Hallway

UPVC glazed doors to both the front and rear aspect, carpet flooring, ceiling light fitting, storage space housing combi boiler.

Garden Room

3.44m x 2.72m (11' 3" x 8' 11") With dual aspect windows and Patio doors leading out to the rear garden, carpet flooring, electric heater and wall light fittings.

Bedroom One

3.77m x 3.38m (12' 4" x 11' 1") With uPVC window to the front aspect, radiator, pendant light fitting and built in wardrobes.

Bedroom Two

2.80m x 3.67m (9' 2" x 12' 0") With carpet flooring, uPVC window to the side aspect, pendant light fitting, radiator and TV point.

Bathroom

2.24m x 2.01m (7' 4" x 6' 7") Fitted with a three piece suite comprising of bath with electric shower over, pedestal wash basin and low flush WC. Fully tiled walls, vinyl flooring, obscure uPVC window to the side aspect, ceiling light fitting, radiator and airing cupboard.

Integral Garage

With metal up and over door to the front aspect and wooden glazed door giving access from the rear hallway.

Externally

The front of the property is fully enclosed with a brick wall and double iron gates giving access to the private driveway and front garden which is mainly laid to lawn and has an array of mature shrubs. The rear of the property is mainly laid to lawn with a slabbed patio area, mature shrubs, outside tap and good sized wooden shed.

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Ground Floor

