



THE BUNGALOW

GONALSTON LANE GONALSTON NOTTINGHAMSHIRE NG14 7JA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE BUNGALOW

1411 square yards/0.29 acres /1180 square metres / 0.12 hectares or thereabouts.

The sale of The Bungalow affords an interesting and rare opportunity to acquire a large scale detached bungalow on a level plot, in the centre of a highly regarded Nottinghamshire village, offering enormous scope for modernisation and improvement.

Unusually The Bungalow is configured in its present form to provide a principle suite of accommodation complemented by an impressive secondary annex suite with scope to function independently of the main property itself, if so desired. The configuration of the property therefore enables a variety of alternative lifestyle requirements to be facilitated including accommodating a dependent relative, guests or a self-contained homeworking facility.



GONALSTON

Gonalston is a small highly regarded historic rural village settlement, in which there has been virtually no recent development, over recent times.

The Minster town of Southwell offers an extensive range of amenities and subject to meeting the entrance requirements, schooling of a high standard across the age ranges.

Newark on Trent, a larger market town to the east, offers a much more extensive range of amenities and professional services and from Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

PRICE GUIDE: £700,000



GROUND FLOOR

Entrance Porch

Sealed unit double glazed front door with translucent side screens and internal glazed double doorway opening to:

Spacious Entrance Hall

Main Sitting Room

5.80m x 4.20m (19'0" x 13'9")

Traditional handcrafted brick fireplace set to a Ruabon tiled hearth with a polished oak mantelpiece. Glazed double doors with full height side screens opening to the sun lounge/garden room. Sealed unit double glazed leaded window to front aspect. Coved ceiling.



Dining Kitchen

4.90m x 3.70m (16'0" x 12'0")

Range of traditional light oak fielded cabinets complemented by formica working surfaces. Double drainer stainless steel sink unit. Plumbing for automatic washing machine. Hygena four plate electric hob, double oven/grill and Panasonic microwave oven. Fitted Boulter Camray oil fired boiler.

Agents Note

The kitchen and appliances (not tested) are dated and the room lends itself to modernisation.

Glazed door connecting to:

Sun Lounge/Garden Room

4.10m x 1.55m (13'6" x 5'0")

Sliding sealed unit double glazed aluminium doors with matching side screens opening to rear garden patio - attractive rural country garden aspect - unspoiled.

Agents Note

A glazed doorway connects to a secondary self-contained wing of accommodation, ideal as a relatives or guest annex arrangement if required.

Bedroom One

4.90m x 3.60m (16'0" x 11'9")

Two sealed unit double glazed leaded windows - attractive garden and rural countryside aspects.

Front Bedroom Two

4.25m x 3.60m (14'0" x 11'9")

Two sealed unit double glazed leaded windows - attractive front garden and side rural aspect.

Bathroom

Fitted white suite comprising an enamelled bath, corner shower cubicle, pedestal wash hand basin and low flush wc. Translucent leaded sealed unit double glazed window. Combination radiator/towel rail. Access to roof void.

Self-Contained Annex/Further Living Accommodation

In practice, this more than useful range of spacious ancillary accommodation complementing the main bungalow has an independent side hall entrance and connects to the main house through the previously described sun lounge/garden room.

Large Second Entrance Hall

Useful enclosed general-purpose storage/cloaks. Coved ceiling.

Sitting Room

5.15m x 4.25m (16'9" x 14'0")

Traditional handcrafted brick fireplace set to a Ruabon tiled hearth with polished oak mantelpiece. Coved ceiling.

Sealed unit double glazed French doors connecting to rear garden - attractive unspoilt aspect. Sealed unit double glazed leaded side window. Glazed doorway to:

Dining Kitchen (Two)

4.25m x 3.30m (14'0" x 10'9")

Range of light oak cabinets complemented by Formica working surfaces. Integrated Neff appliances comprising a four-plate ceramic hob, double oven and microwave. Single drainer stainless steel sink unit. Integrated John Lewis automatic dishwasher. Plumbing for automatic washing machine. Access to roof void. Sealed unit double glazed leaded window to rear garden aspect. Glazed door connecting to sun lounge/garden room.

Front Bedroom Three

5.50m x 3.65m (18'0" x 12'0")

Sealed unit double glazed leaded window to front aspect. Range of built in wardrobes. Coved ceiling.

Bathroom Two

Modern white suite comprising a bath/shower, Heritage pedestal wash hand basin and low flush wc. Combination towel rail/radiator. Enclosed airing cupboard. Translucent sealed unit glazed leaded window.



COUNTRY GARDENS AND DETACHED DOUBLE GARAGE

The bungalow enjoys a prominent position in the village having a long mature frontage to Gonalston Lane.

A wrought iron gated entrance opens on to a block paved driveway.

The forecourt provides useful hardstanding and access to the garage.

Double Garage

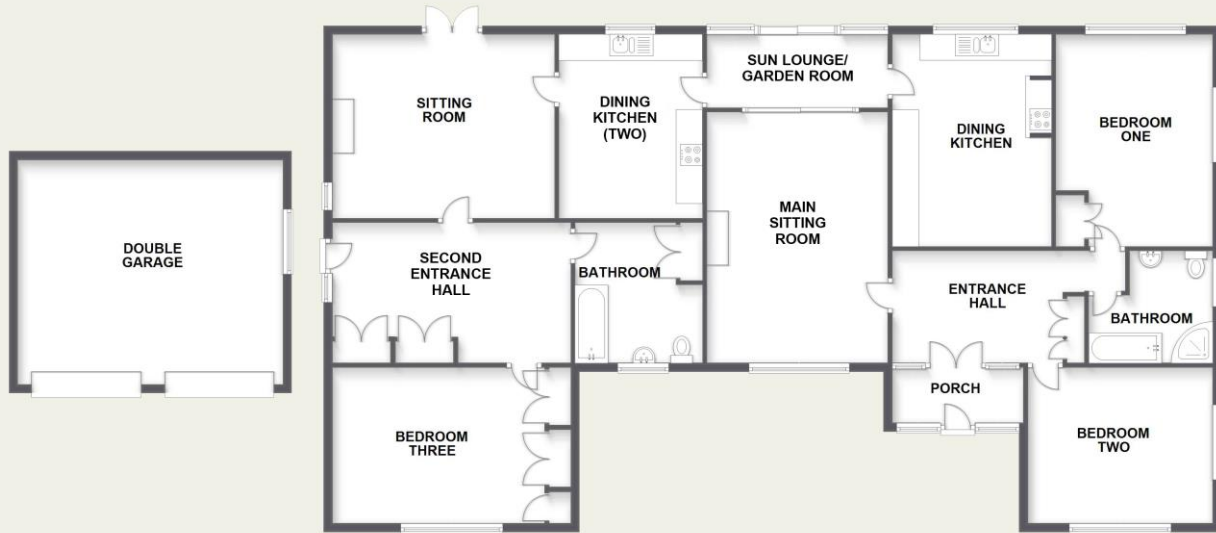
Two independent up and over access doors (one being remote controlled). Light and power facility.

EXTENSIVE COUNTRY GARDENS

Although unkempt and somewhat overgrown, the extensive gardens which extend to approaching one third of an acre, or thereabouts, are a particular attraction of the sale, bordering to unspoilt open countryside, with a south-westerly orientation to the rear.



GENERAL INFORMATION & FLOORPLANS FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains electricity, water and drainage are connected. There is no mains gas supplied to the village. Oil fired central heating circulating to radiators. Mains drainage. *Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

LOCAL AUTHORITY

Council Tax Band E
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent
Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk
Tel: 01636 650 000

VIEWING ARRANGEMENTS

If you are interested in The Bungalow and would like to arrange a viewing, please contact us on 01636 815544

Available Broadband

Standard 13 Mbps Ultrafast 1000 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ● Vodafone - ● EE - ● Three - X
✓ = Likely ● = Limited X = Poor

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 7859-2524-6000-0391-0292



LOCATION PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract.

2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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