



Church End, Brandon Road, Stubton Newark NG23 5BY

welcome to

Church End Brandon Road, Stubton Newark

****A RARE FIND WITH NO ONWARD CHAIN**** This delightful, detached residence situated in a quiet and peaceful location, stands on a generous plot in Stubton, providing spacious accommodation throughout. The property boasts four double bedrooms, three reception rooms and generous outdoor space!



Entrance Hall

Door to the front, window to the front, under stairs storage, radiator and stairs to first floor accommodation.

Cloakroom WC

Window to the side, WC, hand wash basin and radiator.

Study/Office

Window to the front and radiator.

Dining Room

Two windows to the front and radiator.

Lounge

Window to the rear, gas fire place, radiator and patio doors opening out into the rear garden.

Kitchen/Diner

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink drainer unit, two radiators, integrated induction hob, eye level oven, extractor, dishwasher and fridge freezer. Two windows to the rear, window to the side and patio doors leading out into the rear garden.

Utility Room

Window to the front, door to the side, sink unit, radiator and plumbing for appliances.

First Floor Landing

Window to the front, airing cupboard and radiator.

Bedroom One

Window to the rear and radiator.

Dressing Room

Window to the rear and fitted wardrobes.

En-Suite

Window to the side, shower, WC, hand wash basin and radiator.

Bedroom Two

Window to the side, fitted double wardrobe and radiator.

En-Suite

Skylight window, shower, WC, hand wash basin and radiator.

Bedroom Three

Window to the front and radiator.

Bedroom Four

Window to the front and radiator.

Outside Front

The property is approached via a large gravelled driveway providing ample off-road parking for multiple vehicles, alongside a double garage and gated side access to the rear garden.

Rear Garden

The south-west facing, walled rear garden is beautifully landscaped, mainly laid to lawn and features a patio seating area along with an abundance of mature plants, trees and shrubs, creating a private and tranquil outdoor space, ideal for those seeking peaceful village living.

Stubton Village

Stubton is a charming village situated approximately six miles from Newark-on-Trent, surrounded by attractive countryside walks and benefits from a welcoming community atmosphere. The village has amenities including Littlegates Nursery School, St Martin's church, a Village Hall and Stubton Hall which is a large Grade II listed country house. The neighbouring village of Claypole provides a range of everyday amenities including a primary school, village pub, convenience store, butchers, hairdressers and café. For those needing to commute the A1 is close by and there is a direct line to London Kings Cross from both Newark and Grantham Railway Stations.

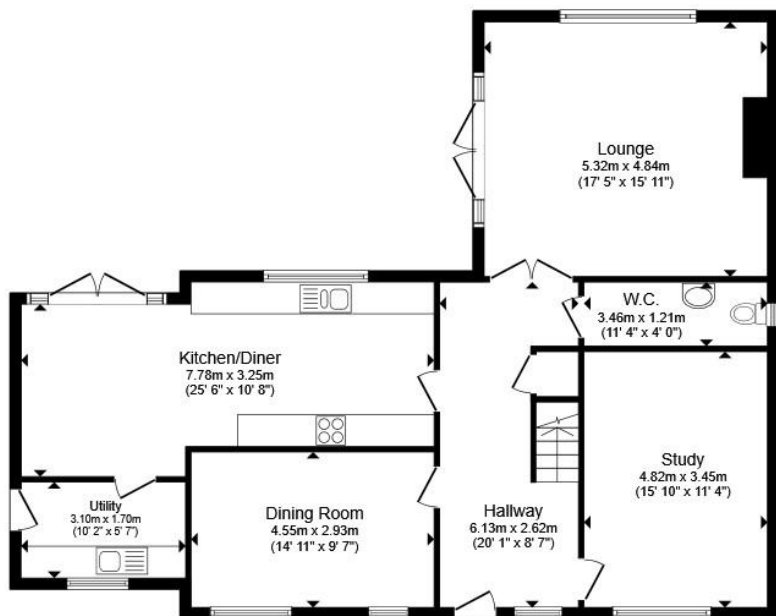
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

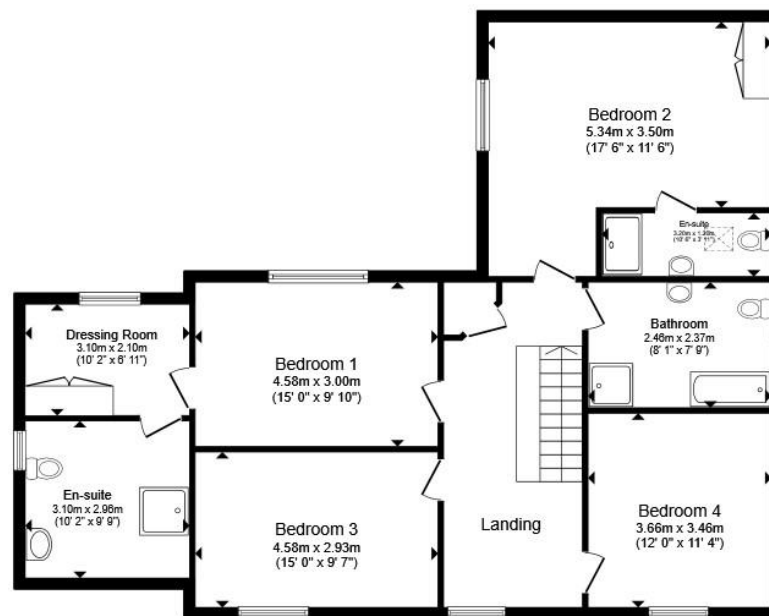


view this property online williamhbrown.co.uk/Property/NWK106787

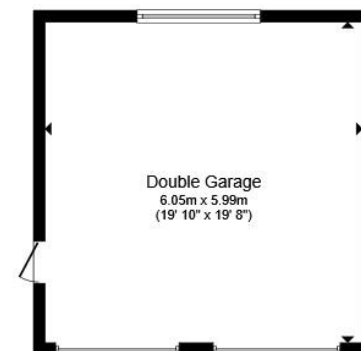




Ground Floor



First Floor



Garage

Total floor area 254.7 m² (2,742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Church End Brandon Road, Stubton Newark

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- OPEN PLAN KITCHEN/DINER
- LOUNGE, DINING ROOM & STUDY

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£600,000 - £625,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106787



Property Ref:
NWK106787 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk