THE BRINDLES

TOWN STREET HAWKSWORTH
NOTTINGHAMSHIRE NG13 9DB



Land & Estate Agents
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THE BRINDLES

A traditional detached bungalow of a high calibre maintained to a meticulous standard in a beautifully stocked private garden bordering to open countryside on the southern edge of a small highly regarded village in the Vale of Belvoir.

The remarkably well-planned interior was designed to the Sellers' specific requirements offering in summary: entrance hall, a fine spacious sitting room overlooking the south garden, a large breakfast kitchen with utility room, a separate dining room linking to the double-glazed garden room, a study and three bedrooms served by a large shower room.

The private garden has been thoughtfully planned, well stocked and maintained to a high standard, with a substantial double garage - workshop having a wide remote-controlled vehicle door and a personnel door with the benefit of an enclosed unobtrusive caravan space.

HAWKSWORTH

Hawksworth, a small unspoilt Conservation village having an extensive amenities and high-grade schooling close to hand in the market towns of Bingham and Newark, with direct road access into the regional centres of Nottingham, Lincoln and Leicester.

The larger thriving market town of Newark on Trent, offers an extensive range of retail amenities, professional services, high grade schooling and sports/leisure facilities, including a sport centre and marina.

From Grantham to the east there is direct access to the A1 national road network and a fast direct rail service link into London Kings Cross in a scheduled journey time of some 70 minutes, or so.

PRICE GUIDE: £650,000

GROUND FLOOR

Stepped external threshold with recessed storm porch with herringbone panelled outer doors and glazed inner door.

Entrance Hall

An immediate indication of the calibre of the property.
Concealed central heating radiator.
Full height cloaks cupboard and ample ancillary storage space in three separate store cupboards.
Concealed hot water cylinder/linen storage.

Cloakroom - Shower Room

Quadrant shower with overhead controls. Vanity unit with inset circular wash basin. Low flush WC and central heating radiator. Full wall tiling and electric shaver point.

Main Sitting Room

6.65m x 3.75m (21'9" x 12'3")
A large well-proportioned main reception room having an open southerly aspect across the large private lawned south garden.

Handcrafted mellow brick fireplace with Ruabon hearth and inset solid fuel grate. Two low level central heating radiators. Excellent natural lighting and recessed downlighting. Side window to conservatory.
Full height double glazed double casement side screen opening into the south garden.

Dining Room 3.65m x 3.65m (12'0" x 12'0")

A quite spacious well - proportioned dining room with a double door connection into the garden room and hence convenient access into the garden on a summers' evening. Concealed central heating radiator.

Garden Room 4.70m x 3.30m (15'6" x 10'9")

A hardwood framed brick-based garden room with double casement double glazed doors opening across the terrace into the garden. High pitched roof with folding sun blinds and timber flooring.
Central heating radiator.







Study

4.45m x 2.95m (14'6" x 9'9")
A peaceful study - smaller sitting room located away from the main day-to-day activity in the property. Central heating radiator.

Large Breakfast Kitchen

6.75m x 3.15m (22'0" x 10'3")
A well-proportioned large breakfast kitchen with full height double glazed door opening to the private breakfast terrace and main garden.

Extensive range of handcrafted kitchen units in solid oak framing with oak trimmed laminate work surface areas on the west wall with Neff ceramic hob, a 2.5 bowl stainless steel sink and Siemens dishwasher integrated within an extensive range of storage cupboards and drawers. Substantial oak breakfast table with low level central heating radiator.

A second range of kitchen units with a full height oven housing incorporating a Neff circulatory electric oven and a double electric and grill oven. Low level Neff refrigerator and high level leaded glazed wall cabinets/open shelving and corner shelving. Concealed main central heating radiator. High grade Karndean floor tiling.

In total, an appealing well planned and practical kitchen, with fixed breakfast – dining table.

Utility Room/Secondary Entrance

3.90m x 2.40m (12'9" x 7'9")
Full width integrated store cupboard.
Fixed stainless steel single drainer sink unit.
Extended work surface area. Low level appliance space. Grant oil fired central heating boiler/time controls. Ample space freestanding freezer units. High level wall cabinets.



BEDROOM ACCOMMODATION

Inner Hallway
A separate inner hallway giving access into the bedroom accommodation.

Bedroom One 4.35m x 3.90m (14'3" x 12'9")
Extensive range wardrobe units with central dressing table recess and high-level store cupboards
Central heating radiator and connecting door the connecting door into the garden room.

Bedroom Two 3.75m x 3.00m (12'3" x 9'9")
Fitted full height integral wardrobe store.
Central heating radiator and ample desk space.

Bedroom Three
3.85m x 2.95m (12'6" x 9'9") *maximum dimensions*
Central heating radiator.

Shower Room
A large shower room with full width shower tray. Large floor level vanity unit with cantilevered wash basin. Low flush WC. Central heating radiator.

Extensive Roof Space 6.60m x 4.60m (21'6" x 15'0")
A potentially useful roof space with ample headroom to consider conversion for hobbies uses.









Level Stocked Private Gardens

A large level rectangular garden planned for ease of maintenance with the main private south garden bordering to open farmland on along the southern boundary.

A five-bar gated drive from Town Street opens into a useful parking/turning area giving access into the detached double garage

The private level south garden extends from a neat brick paved terrace across an extensive lawned area interspersed with fruit/deciduous trees and enclosed by mature hedging. Separate well cultivated kitchen garden.

Double Garage - Workshop

7.60m x 5.45m (25'0" x 17'9")

A substantial double garage constructed in red traditional brick with traditional pantile roof, with wide remote controlled vehicle entrance, with a separate personnel door.

Sheltered enclosed caravan parking space.







GENERAL INFORMATION & FLOORPLANS

FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

MAINS SERVICES

Mains water, electricity and mains drainage are connected to the property.
BT telephone service connected.
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.

Environmental Considerations – Flooding

This Government supplied information informs the flood risk of the land around the property and not the building itself.

The risk of flooding is identified as very low for rivers and sea and low for surface water. https://check-long-term-flood-risk.service.gov.uk/postcode

Available Broadband

Basic 1 Mbps / Ultrafast 1800 Mbps

LOCAL AUTHORITY

Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road,
West Bridgford Nottingham NG2 7YG

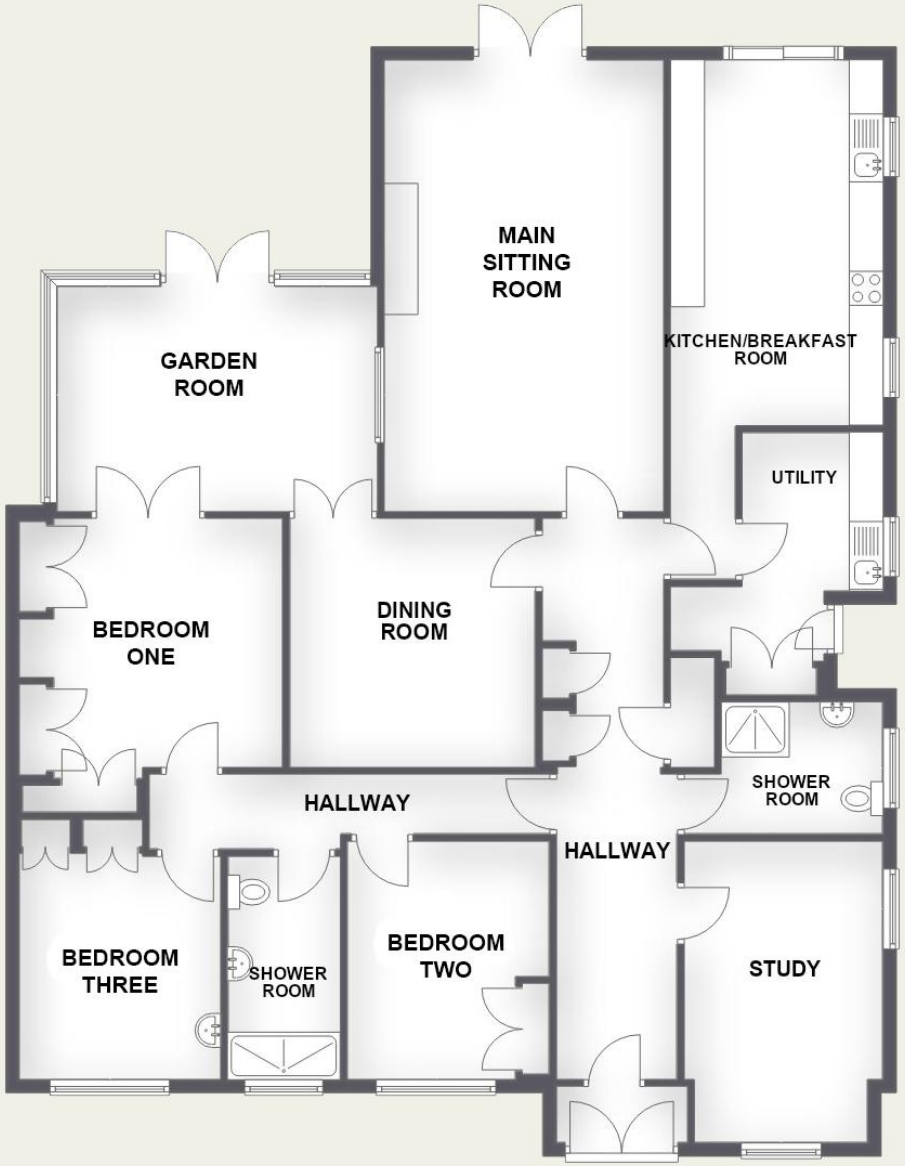
Council Tax Band F
www.rushcliffe.gov.uk
0115 981 9911

TENURE

It is understood the property is freehold and will be offered with vacant procession on completion.

VIEWING ARRANGEMENTS

If you are interested in The Brindles and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

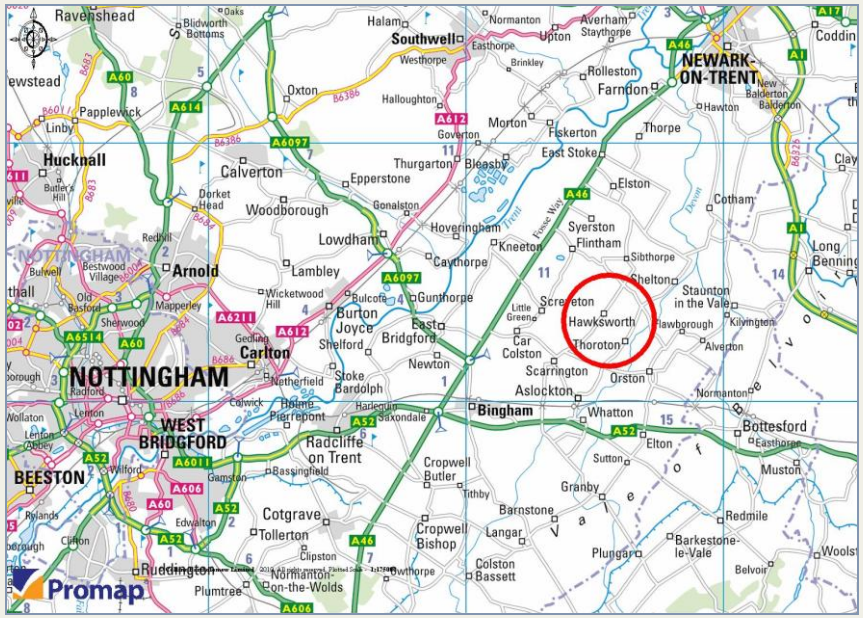


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REGIONAL PLAN

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ENERGY PERFORMANCE CERTIFICATE RATING - E

A copy of the EPC can be viewed at
https://www.epcregister.com/searchReport.html
Ref No: 5600-7588-0622-3693-3163

LOCATION PLAN

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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.

The Property Ombudsman



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