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12 DEANS CLOSE  
CAUNTON, NEWARK  
NOTTINGHAMSHIRE  
NG23 6AG



£ 172,000

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

**TENURE**

Freehold

- Spacious Semi-Detached
- Popular Village Location
- Three Bedrooms
- Refitted Kitchen
- Two Reception Rooms
- Refitted Bathroom
- UPVC Double Glazing
- Driveway Parking for Two Vehicles
- Front & Rear Gardens

## 12 DEANS CLOSE, CAUNTON, NEWARK, NOTTINGHAMSHIRE

### DIRECTIONS

From the A617 at Hockerton take Caunton Road towards Knapthorpe. Follow the road for around three miles counting forward onto Newark Road. Stay on Newark Road as it continues into Main Street the follow the road round to the right onto Norwell Road. Finally take the fourth right onto Deans Close where the property can be easily identified by our 'For Sale' board.

**This is a fantastic opportunity to acquire a three bedroom semi-detached family home in this ever popular location. The property sits on an attractive plot with fantastic views to the rear and internally boasts two reception rooms, a refitted kitchen and refitted bathroom.**

**This property is located in the popular village of Caunton which offers nearby amenities, good transport links and all the benefits of countryside living. Perfect for families the property is also in catchment for the top performing local schools.**

The front garden is laid to lawn with gravelled driveway providing off street parking for two vehicles. The property benefits from gated access from the front to the rear. There is a UPVC front entrance door which opens into:

### HALLWAY

This is a bright hallway with windows to the front and side, stairs to first floor landing, ceiling light point, radiator and door to understairs storage cupboard.

White panelled door to:

### LOUNGE

**14'6" x 11'6" max** This is a spacious living room with feature fireplace set within wooden surround, ceiling coving, ceiling light point, television aerial point, thermostatically controlled radiator, power points and a large UPVC double glazed window overlooking the front garden.



## **12 DEANS CLOSE, CAUNTON, NEWARK, NOTTINGHAMSHIRE**

### **KITCHEN**

**10' x 9'9"** The kitchen has been comprehensively refitted with a range of modern wall and base units with roll top work surfaces and attractive coordinated wall tiling. There is stainless steel illuminated canopy style extractor over a four-ring electric hob with integrated oven and grill, 1 ½ bowl single drainer sink with mixer taps, space and plumbing for washing machine, space for fridge freezer, power points, ceiling light point, thermostatically controlled radiator, door to storage cupboard with shelving and wall light point, UPVC double glazed window to the side and UPVC double glazed door giving access to the rear garden.



Doorway into:

### **DINING ROOM**

**6" x 9'6"** With large UPVC double glazed window overlooking the rear garden, radiator, power point, ceiling light point and ceiling coving.



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Stairs to:

### **FIRST FLOOR LANDING**

The landing is spacious and bright having large UPVC double glazed window to the side, double power point, access to insulated roof space, ceiling light point and ceiling coving.

White panelled door to:

### **MASTER BEDROOM**

**12' x 12' max** With a UPVC double glazed window to the front, thermostatically controlled radiator, power points, ceiling light point and ceiling coving.



White panelled door to:

### **BEDROOM TWO**

**12' x 9'9" max** With UPVC double glazed window to the rear providing stunning rural views of the fields beyond, thermostatically controlled radiator, power points, telephone point, ceiling light point and ceiling coving.





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White panelled door to:

### **BEDROOM THREE**

**8'9" x 8'6" max to include stairs bulkhead** UPVC double glazed window to the front, ceiling light point, thermostatically controlled radiator, power points and ceiling coving.

White panelled door to:

### **BATHROOM**

The bathroom has been refitted with a modern three-piece suite comprising panelled bath with tiled surround, shower screen and Titan electric shower over, close coupled W.C and wash hand basin set into vanity unit. There is a wall mirror, ceiling spot lights, UPVC double glazed opaque windows to the side and rear, thermostatically controlled radiator and built in airing cupboard.



### **OUTSIDE**

The rear garden benefits from a southerly aspect and has a large patio area, outside tap, outside light, outside power point and brick store housing the oil fired central heating boiler providing additional storage for garden equipment.



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## ADDITIONAL INFORMATION

**Council Tax Band: B**



**Local Authority: Newark & Sherwood District Council**

**Primary School: Dean Hole Church of England Primary School**

**Secondary School: Southwell Minster**

**Stamp Duty on Asking Price: £940.00 (Will vary if you are a first-time buyer or purchasing as a secondary property.)**

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		65	(55-68) <b>D</b>		
(39-54) <b>E</b>	52		(39-54) <b>E</b>	41	53
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

## **12 DEANS CLOSE, CAUNTON, NEWARK, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.