



## Eastvale House, Church Yard

Newton-on-trent, Lincoln, LN1 2WF

**£550,000**

An opportunity to acquire a spacious 5 bedroom detached house in the centre of the village of Newton-on-Trent, with generous accommodation comprising of hall, lounge with feature fireplace and log burner, dining room, study, fitted kitchen, utility room, cloakroom/WC, first floor landing, five double bedrooms, two en suite shower rooms and family bathroom. The property also benefits from a double garage, gravelled driveway, and an enclosed rear garden with an outlook over the village Church. Viewing is highly recommended



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**SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Head West out of Lincoln along the A57 heading towards Saxilby and proceed along for some time, passing the village of Saxilby. At the Drinsey Nook traffic lights turn left and continue along the A57 for some time, heading towards Newton-on-Trent, eventually turning right on Dunham Road. Turn right into the village on Lincoln Lane and left onto High Street where Church Yard can be found on the left hand side.





## LOCATION

Newton-on-Trent is a village located on the A57 and is well-located for easy access to Lincoln City Centre, Market Town of Newark-on-Trent, Gainsborough and also the A1. The village itself offers a local primary school, local post office and church.

## HALL

With staircase to first floor, understairs storage cupboard and radiator.

## LOUNGE

21' 3" x 12' 11" (6.49m x 3.96m) With dual fuel burner set within feature brick fireplace, double glazed bay window to the front aspect, double glazed French doors to the rear garden and two radiators.



## DINING ROOM

12' 11" x 11' 3" (3.96m x 3.43m) Double glazed window to the rear aspect, wood effect flooring and radiator.

## STUDY

12' 2" x 9' 11" (3.72m x 3.03m) Double glazed window to the front aspect, wood effect flooring and radiator.

## KITCHEN

13' 10" x 12' 11" (4.24m x 3.95m) Fitted with a range of wall, base units and drawers with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, display cabinets, integrated fridge freezer, space for dishwasher, eye level electric oven, five ring gas hob (bottled gas) tiled splashbacks, radiator, spotlights and double glazed window to the rear aspect.



## UTILITY ROOM

13' 7" x 5' 3" (4.15m x 1.62m) Fitted with a range of units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, space for washing machine, oil fired central heating boiler, radiator, double glazed window to the rear aspect, door to the garden and internal door to the double garage.

## CLOAKROOM/WC

With close coupled WC and wall mounted wash hand basin, tiled splashbacks, extractor fan and radiator.

## FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.



## BEDROOM 1

23' 5 (max)" x 11' 3 (max)" (7.14m x 3.43m) With double glazed window, two Velux windows, radiator and eaves storage.

## EN SUITE SHOWER ROOM

11' 1" x 5' 9" (3.39m x 1.76m) Fitted with a three-piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, Velux window, spotlights and radiator.

## BEDROOM 2

15' 4" x 12' 11" (4.68m x 3.96m) With double glazed window to the rear aspect and radiator.



#### EN SUITE SHOWER ROOM

8' 4" x 3' 6" (2.56m x 1.07m) Fitted with a three-piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, double glazed window to the side aspect, spotlights and radiator.

#### BEDROOM 3

13' 5" x 12' 11" (4.09m x 3.96m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 4

11' 3" x 12' 1" (3.44m x 3.70m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 5

12' 11" x 7' 4" (3.96m x 2.25m) With double glazed window to the front aspect, double wardrobe and radiator.

#### BATHROOM

8' 4" x 7' 10" (2.56m x 2.40m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks and flooring, double glazed window to the side aspect, spotlights and radiator.

#### OUTSIDE

To the front of the property is a large gravelled driveway providing off-street parking for multiple vehicles and access to the attached double garage. To the rear there is an enclosed garden laid mainly to lawn with patio area, with a pleasant outlook onto the village Church.



#### WEBSITE

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#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

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Total area: approx. 216.7 sq. metres (2332.7 sq. feet)

Fig. Multiplan produced by MIP  
Plan produced using Planika

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