



The Heights, Newark



### Asking Price £575,000

- Executive Detached Family Home
- Exclusive Gated Development
- Six Double Bedrooms
- Three Ensuites & Bathroom
- Lounge & Open Plan Dining Kitchen with Sitting Area
- Utility Room & G/F WC
- Double Garage & Driveway
- Council Tax band: F
- Tenure: Freehold
- EPC Rating: B



Occupying an executive position within an exclusive gated development of only seven properties, this outstanding detached family home is conveniently positioned in the sought after 'Beacon Heights' area of Newark which gives superb access to the A1 as well as being close to the main line train link to London Kings Cross via Newark North Gate station. Having been built in 2019, this home boasts a range of high specification fixtures and fittings and benefits from spacious, yet versatile accommodation set across three floors.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, dual aspect lounge with feature log burning stove and French doors opening to the rear garden, useful utility room and a gorgeous open plan sitting/dining kitchen space with the kitchen area having granite work surfaces, breakfast peninsula, induction hob, microwave oven, dishwasher and fridge/freezer. The first floor has a luxurious bathroom suite with a freestanding bath, and four double bedrooms, with bedroom two having an ensuite shower room, and the superb master bedroom having ample storage facilities and a magnificent ensuite shower room with a generous walk in shower. The second floor has two further double bedrooms with one also having an ensuite shower room. Externally, this home has a deceptively large garden, offering a wonderful degree of privacy and wraps around the property. It is predominantly laid to lawn with a good-sized patio area with hedging to borders. Access can be found to a double garage with the added benefit of a block paved driveway providing off street parking.

Other features of this home include double glazing throughout, shutters to the front aspect windows and heating via air source heat pump with underfloor heating throughout downstairs and traditional radiators to the first and second floor.





## ACCOMMODATION - Rooms & Measurements

**Entrance Hallway**  
5.97m x 2.24m (19'7 x 7'4)

**WC**  
1.96m x 1.07m (6'5 x 3'6)

**Lounge**  
5.99m x 3.61m (19'8 x 11'10)

**Open Plan Sitting/Dining Kitchen**  
9.80m x 4.72m (32'2 x 15'6) maximum measurements

**Utility Room**  
2.97m x 1.78m (9'9 x 5'10)

**First Floor Landing**  
**Master Bedroom**  
4.04m x 3.63m (13'3 x 11'11)

**Ensuite**  
2.36m x 1.83m (7'9 x 6'0)

**Dressing Room**  
2.39m x 2.01m (7'10 x 6'7) maximum measurements

**Bedroom Two**  
3.61m x 3.45m (11'10 x 11'4)

**Ensuite**  
2.08m x 1.19m (6'10 x 3'11)

### Bedroom Four

3.58m x 3.20m (11'9 x 10'6)

### Bedroom Five

3.58m x 2.64m (11'9 x 8'8)

### Bathroom

2.08m x 2.03m (6'10 x 6'8)

### Second Floor Landing

### Bedroom Three

3.56m x 3.33m (11'8 x 10'11) maximum measurements

### Ensuite

2.41m x 1.19m (7'11 x 3'11)

### Bedroom Six/Home Office

4.09m x 3.56m (13'5 x 11'8) maximum measurements

### Double Garage

5.54m x 5.41m (18'2 x 17'9)

### Management Company

The property and 'The Heights' development is subject to a management company, where each home owner on the development is a director. Charges only incurred as and when work is required on the development.





### Services

Central heating via air source heat pump. Underfloor heating downstairs, traditional radiators on the first and second floor. Electricity, water and drainage are connected.

### Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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