

 **NEWTON FALLOWELL**

Harewood Avenue, Newark



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**Guide Price £340,000 to £350,000**

- Individual Detached Home
- Four DOUBLE Bedrooms
- Open Plan Living/Dining Kitchen
- Two Reception Rooms
- F/F Bathroom, F/F WC & G/F WC
- Generous Rear Garden
- Off Road parking
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D



Benefiting from a range of beautiful character features, 'Somerset Lodge' is a stunning individually designed 'Vickers' built home, positioned on a sought after tree-lined street close to Newark town centre. Having been recently renovated to a high standard, this property's accommodation is flexible and versatile, and comprises to the ground floor: inviting entrance hallway, WC, bay fronted dining room, play room/home office which has French doors opening to the front, utility room and a gorgeous open plan living/dining kitchen space which has French doors opening to the rear garden as well as a range of integrated appliances including a five ring gas hob, electric oven and dishwasher. The first floor has a quality bathroom with separate WC and four DOUBLE bedrooms, with one having a bay window and fitted wardrobes and the main bedroom being dual aspect and having a feature fireplace. Externally, there is a driveway to the front providing off street parking with access leading to the superb private rear garden that has been divided to create two areas, with a variety of plants, shrubs and hedging giving a wonderful mature feel. There is also a concrete paved patio area with remote electric awning which provides shelter over the back of the property. Further benefits of this property includes gas central heating (boiler replaced in 2022) and UPVC double glazing (that have been replaced in recent years, except for the feature landing window).





## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

3.63m x 2.03m (11'11 x 6'8)

### WC

1.65m x 1.52m (5'5 x 5'0)

### Dining Room

4.39m x 3.65m (14'5 x 12'0) into bay window

### Play Room/Home Office

4.47m x 2.33m (14'8 x 7'8) maximum measurements

### Sitting Room

4.85m x 3.53m (15'11 x 11'11)

### Kitchen

5.43m x 2.41m (17'10 x 7'11) maximum measurements

### Utility Room

2.26m x 1.70m (7'5 x 5'7)

## First Floor Landing

### Bedroom One

4.85m x 3.63m (15'11 x 11'11)

### Bedroom Two

4.36m x 3.30m (14'4 x 10'10) maximum measurements

### Bedroom Three

4.08m x 2.43m (13'5 x 8'0) maximum measurements

### Bedroom Four

3.32m x 2.41m (10'11 x 7'11)

### Bathroom

2.87m x 1.44m (9'5 x 4'9)

### WC

1.44m x 1.01m (4'9 x 3'4)

### Services

Mains gas, 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.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

## 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.

## 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.

## 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 choose to arrange a survey through them. For more information please call the office.



# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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