



Dale Crescent, Fernwood



**Guide Price £180,000 to £185,000**

- Extended Family Home
- Three Bedrooms
- Three Reception Rooms
- Gated Driveway & Garage & Driveway to Rear
- Kitchen & Utility Area
- No Chain
- Council Tax Band: A
- Tenure: Freehold
- EPC Rating: D





Marketed with NO CHAIN, this extended home offers flexible accommodation throughout with three/four reception rooms and benefits hugely from a south-westerly facing rear garden as well as a single garage. Further benefits also include a delightful outlook to the front of mature trees and open greenery as well as this home paying NO LOCAL SERVICE CHARGES. Ideal for a family, the property's accommodation comprises an entrance hallway, newly fitted kitchen and utility area, bay fronted dining room, spacious lounge, separate sitting room and conservatory to the ground floor whilst the first floor boasts three bedrooms and a family bathroom. Externally, at the front of the property this home has a gated driveway and to the rear a single garage, further gated parking and a deceptively generous enclosed garden. The property has gas central heating and is double glazed. Viewing is key to appreciate the size and flexibility of this family home.



## ACCOMODATION - Rooms and Measurements

**Entrance Hall** 1.42m x 0.89m (4'8 x 2'11)

**Hallway** 4.06m x 1.80m (13'4 x 5'11)  
maximum measurements

**Bay Fronted Dining Room** 3.45m x 3.23m (11'4 x 10'7)  
maximum measurements

**Lounge** 5.92m x 3.38m (19'5 x 11'1)  
maximum measurements

**Conservatory** 3.00m x 2.41m (9'10 x 7'11)  
maximum measurements

**Kitchen** 2.67m x 1.83m (8'9 x 6')

**Utility** 3.28m x 1.80m (10'9 x 5'11)

**Sitting Room** 4.19m x 2.49m (13'9 x 8'2)

**First Floor Landing**

**Bedroom One** 3.71m x 3.25m (12'2 x 10'8)  
maximum measurements

**Bedroom Two** 4.37m x 2.97m (14'4 x 9'9)  
maximum measurements



**Bedroom Three** 4.17m x 2.31m (13'8 x 7'7)  
maximum measurements

**Bathroom** 2.82m x 1.65m (9'3 x 5'5)

## Services

Mains gas, electricity, water and drainage are connected.

## Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1 and having regular bus services. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdressers.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals - 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 - Indepth Local School Information - Transport Links - Council Tax Band - etc

## 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 us on 01636 706444.

GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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