



## The Gateway, Newark



4



2



2

### Asking Price £280,000

- Modern End Terraced Home
- Four Well-Proportioned Bedrooms
- Ensuite, Shower Room & G/F WC
- Modern Kitchen
- Study/Snug & Lounge/Diner
- Single Garage & Parking
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: C

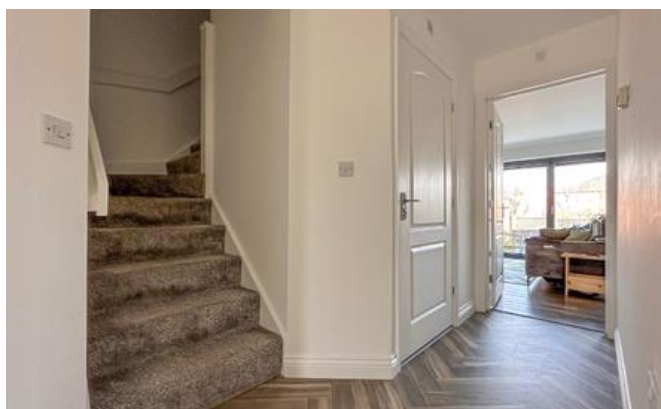




Conveniently positioned within comfortable walking distance of Newark town centre and Newark North Gate train station lies this immaculate end terraced home, which boasts the modern lifestyle with superb bi-folding doors stretching across the rear of the property, bringing the garden into your home. The property's accommodation comprises to the ground floor: entrance hallway, WC, study/snug, spacious lounge/diner and a beautiful kitchen with ample storage units and a four ring gas hob, electric fan assisted oven and integrated dishwasher. The first floor boasts a quality shower room and four well-proportioned bedrooms with the main bedroom having an ensuite shower room. Outside, this home enjoys a private low maintenance rear garden with a generous decked area at the bottom of the garden and a paved outdoor seating area located straight in front of the bi-folding doors. Other features include a single garage, off street parking, UPVC double glazing and gas central heating (boiler replaced 2021).







## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

5.38m x 3.28m (17'8 x 10'9) maximum measurements

### Ground Floor WC

1.73m x 1.14m (5'8 x 3'9)

### Lounge/Diner

5.97m x 4.50m (19'7 x 14'9) maximum measurements

### Kitchen

4.67m x 2.49m (15'4 x 8'2)

### Study/Snug

2.49m x 2.21m (8'2 x 7'3)

### First Floor Landing

### Bedroom One

3.68m x 3.10m (12'1 x 10'2) maximum measurements

### Ensuite

2.72m x 1.37m (8'11 x 4'6)

## Bedroom Two

3.51m x 3.38m (11'6" x 11'1") maximum measurements

## Bedroom Three

3.51m x 2.49m (11'6" x 8'2")

## Bedroom Four

2.74m x 2.49m (9'0" x 8'2")

## Shower Room

1.85m x 1.65m (6'1" x 5'5") maximum measurements

## 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.





### Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. 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.

### 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.



## 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.

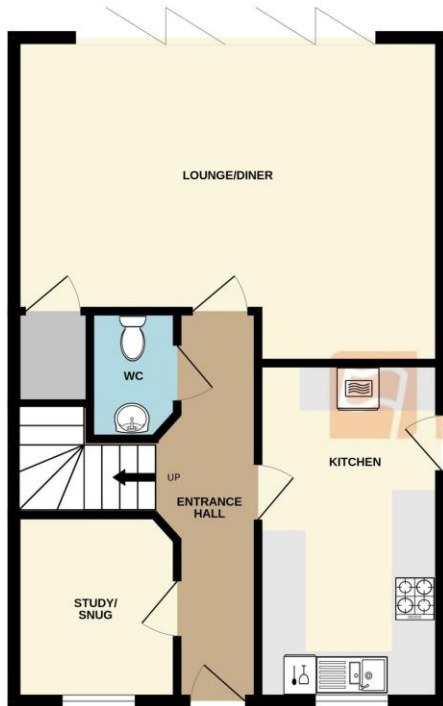
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

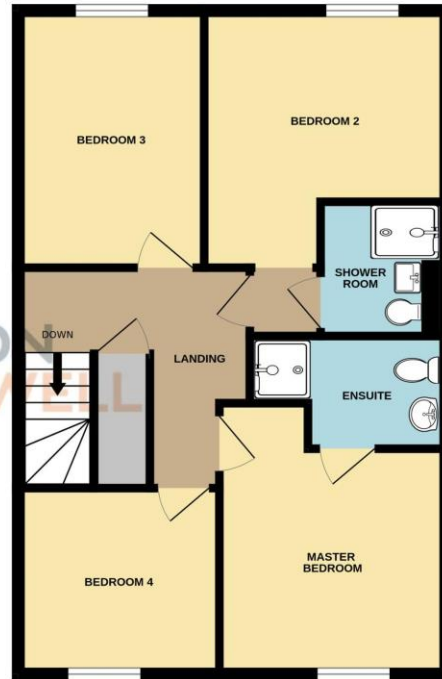


# Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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