



Lovers Lane, Newark



Guide Price £160,000 to £170,000

- Charming Town Centre Cottage
- Two Double Bedrooms
- Two Ensuites
- Modern Kitchen & Dining Area
- Lounge & Sitting Room
- Quaint Enclosed Garden
- Council Tax band: A
- Tenure: Freehold
- EPC Rating: D



Enjoying a secluded position accessed by a gated pedestrian walkway, this charming cottage is superbly located close to Newark town centre and is more than what meets the eye! This property would make an ideal home for those looking for convenient living, with excellent local amenities all within walking distance, as well as Newark North Gate main line train station, so being perfect for those wanting to commute. The property's well maintained accommodation comprises to the ground floor: modern kitchen with four ring gas hob, electric oven and central roof lantern which floods this area with light, and an opening through to a dining area as well as a cosy lounge with feature fireplace. There is also a further sitting room again having a feature fireplace and French doors opening to the garden. The first floor benefits from two double bedrooms, one of which having a spacious ensuite bathroom and the other having an ensuite shower room. Outside to the front of the house, there is a wonderful enclosed low maintenance garden which has a combination of a paved seating area as well as a gravelled area, with access to three useful brick built outbuildings. Other features include gas central heating (BOILER REPLACED IN JANUARY 2024) and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Kitchen 4.01m x 2.77m (13'2 x 9'1)

Dining Area 2.77m x 1.96m (9'1 x 6'5)

Lounge Area 3.63m x 3.63m (11'11 x 11'11)

Sitting Room 3.66m x 3.38m (12'0 x 11'1)

First Floor Landing 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 3.66m x 3.63m (12'0 x 11'11)

Ensuite Bathroom 2.77m x 1.93m (9'1 x 6'4)

Bedroom Two 3.66m x 3.38m (12'0 x 11'1) maximum measurements

Ensuite Shower Room 2.36m x 0.74m (7'9 x 2'5)

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Accessing the Property

It is worth noting that following the gated pedestrian walkway, this property has right of way access along a path, across the neighbouring property, with a gate opening to this property's delightful private garden space.

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 are taken internally and cannot be assumed 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

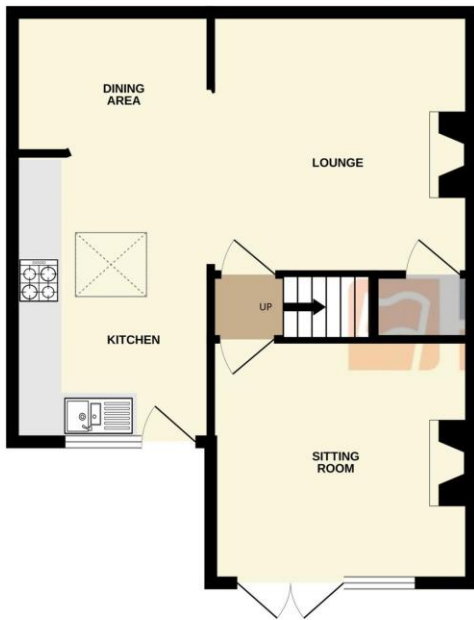
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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 £350 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.

GROUND FLOOR



1ST FLOOR



NEWTON
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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