



Swift Drive, Newark



Guide Price £270,000 to £275,000

- Modern Semi Detached Home
- Three Storey Living
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Dining Kitchen & Spacious Lounge
- Single Garage & Driveway
- No Chain
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: B



Enjoying a quiet cul-de-sac location with delightful views across Middlebeck lake, this modern semi detached home boasts spacious accommodation across three storeys and has the benefit of being marketed with NO CHAIN.

Still benefiting from an NHBC warranty, the property's accommodation represents a wonderful blank canvas and comprises to the ground floor: entrance hallway, WC, dining kitchen with four ring gas hob and electric oven, and a generous lounge with French doors opening to the rear garden. The first floor has three well-proportioned bedrooms and a family bathroom suite, with the second floor having a superb master suite with a large double bedroom and ensuite shower room.

Outside, this home is privately tucked away at the end of the cul-de-sac with only one house passing this property, and boasts a tandem driveway providing off street parking, leading up to a single garage. The rear garden is enclosed and predominantly laid to lawn. Other features of this home include a high efficiency rating (EPC B), UPVC double glazing and gas central heating.



ACCOMMODATION - Rooms & Measurements

Entrance Hall

Ground Floor WC
1.68m x 0.89m (5'6 x 2'11)

Lounge
(4.93m x 3.68m 16'2x 12'1) maximum measurements

Dining Kitchen
4.17m x 2.82m (13'8 x 9'3)

First Floor Landing

Bedroom Two
3.71m x 2.82m (12'2 x 9'3)

Bedroom Three
3.84m x 2.82m (12'7 x 9'3) maximum measurements

Bedroom Four
2.79m x 2.01m (9'2 x 6'7)

Bathroom
2.01m x 1.68m (6'7 x 5'6)



Second Floor Landing

Master Bedroom

6.02m x 4.93m (19'9 x 16'2) maximum measurements

Ensuite

1.90m x 1.57m (6'3 x 5'2)

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 - 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.

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.

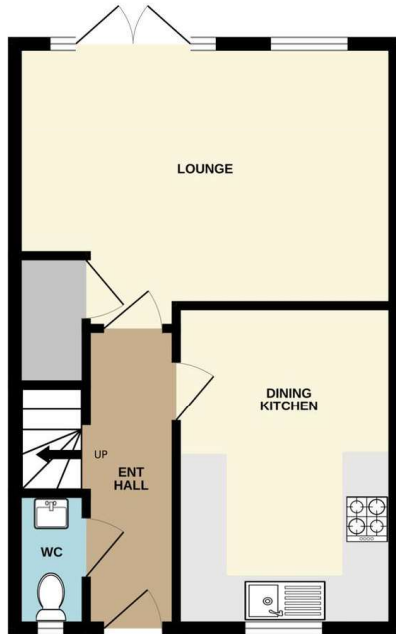
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

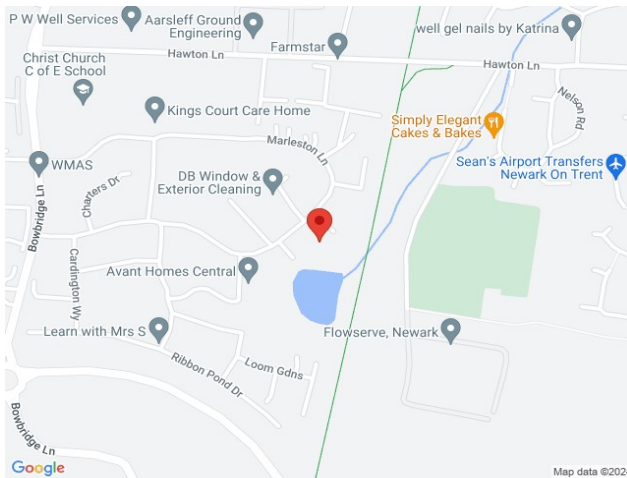


Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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