

 **NEWTON FALLOWELL**

Barnby Road, Newark



5



2



3

Asking Price £500,000

- Executive Detached Home
- Five Bedrooms
- Ensuite, Bathroom & G/F WC
- Three Reception Rooms
- Breakfast Kitchen & Utility Room
- Generous Private Rear Garden
- Detached Double Garage & Driveway
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C



Enjoying a 'rural feel', this executive detached home is conveniently situated on the outskirts of Newark town centre, located just over a mile from the market square, and benefits from sizeable accommodation to include three reception rooms and five bedrooms.

The property's accommodation comprises to the ground floor: inviting entrance hallway, recently refitted WC, study/home office, generous dual aspect lounge with bay window to front and French doors opening to the rear garden, separate dining room, modern breakfast kitchen with a range of appliances to include a four ring gas hob, double electric oven, integrated dishwasher, fridge/freezer and a door opening to a utility room. The first floor enjoys a quality four piece family bathroom suite and five well-proportioned bedrooms with the master benefitting from Hammond wardrobes and having an ensuite shower room. Other features of this home include gas central heating and UPVC double glazing.

Outside, this home is approached off Barnby Road with a driveway leading to just four properties including this home. The property has private driveway parking available in front of the detached double garage, which has a personnel door to the garden and two electric garage doors. The rear garden has been beautifully landscaped by the current owners to include a variety of mature shrubs and plants. There is a small wooded area at the bottom of the garden that includes fruit trees, making a delightful orchard area. A local school, convenience stores, play parks and pleasant walks around local lakes are only a few minutes' walkaway.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

3.73m x 2.90m (12'3 x 9'6)
maximum measurements

Ground Floor WC

2.41m x 1.09m (7'11 x 3'7)

Lounge

7.42m x 3.38m (24'4 x 11'1)

Dining Room

3.51m x 2.95m (11'6 x 9'8)

Home Office

3.53m x 2.97m (11'7 x 9'9)
maximum measurements

Breakfast Kitchen

4.34m x 3.18m (14'3 x 10'5)
maximum measurements

Utility Room

2.21m x 1.65m (7'3 x 5'5)
maximum measurements

First Floor Landing

Master Bedroom

4.19m x 3.56m (13'9 x 11'8)
maximum measurements

Ensuite

2.67m x 1.47m (8'9 x 4'10)
maximum measurements

Bedroom Two

3.94m x 2.79m (12'11 x 9'2)

Bedroom Three

3.38m x 3.38m (11'1 x 11'1)

Bedroom Four

3.56m x 2.67m (11'8 x 8'9)
maximum measurements

Bedroom Five

3.15m x 1.98m (10'4 x 6'6)
maximum measurements

Bathroom

3.56m x 1.83m (11'8 x 6'0)
maximum measurements

Double Garage

5.61m x 5.61m (18'5 x 18'5)

Services

Mains gas, electricity, and water are connected. Drainage is by way of septic tank.





Agent's Note

The owner of the land to the rear of this and neighbouring properties has tried/trying to obtain planning permission. and there is a train line to the other side of this land.

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.



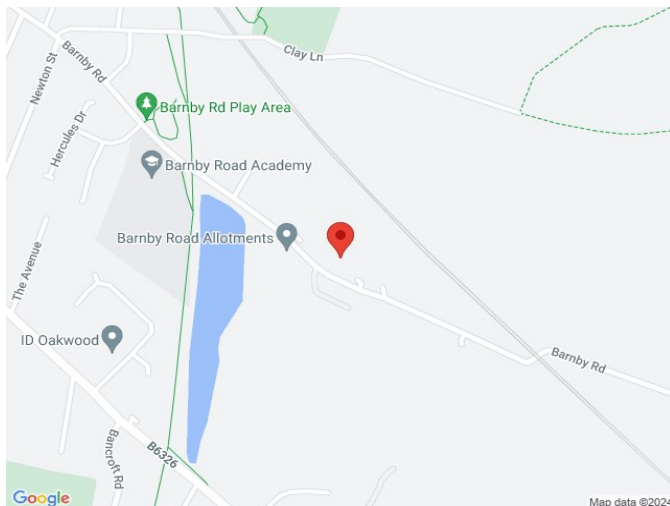
Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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