

 **NEWTON FALLOWELL**

Kelham Road, Newark



Guide Price £375,000 to £400,000

- Extended Detached Chalet Bungalow
- Three Double Bedrooms
- Ensuite Shower Room, Ensuite W/C & G/F Bathroom
- Three Generous Reception Rooms
- Modern Breakfast Kitchen
- Extensive Driveway
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: E



MORE THAN MEETS THE EYE! Enjoying a delightful town centre location, this detached home represents a unique opportunity to enjoy the convenient lifestyle of living a stone's throw from Newark's range of amenities, whilst having a quiet position far enough away. The property has been sympathetically extended and improved by the current owner and presents a home ready to move straight into.

The property's accommodation comprises to the ground floor: entrance porch, inviting L-shaped hallway, two double bedrooms, one of which having an ensuite shower room, generous four piece family bathroom suite, beautiful breakfast kitchen that enjoys a roof lantern and a range of high quality appliances to include a four ring electric hob, electric oven, wine cooler, fridge/freezer and dishwasher, with an opening to a dining room also with roof lantern and French doors opening to the rear garden and a connecting hallway to a delightful garden room. The garden room has French doors to the rear garden, a door to the driveway and built in units that have a Belfast sink, and provision for a washing machine and tumble dryer. From the hallway, there is a door opening to a cosy lounge that has doors through to the dining room and an opening to a study area that has stairs rising to the first floor. The first floor benefits from a large dual aspect bedroom that has a range of storage facilities as well as an ensuite WC. Other features of this home include gas central heating and UPVC double glazing.

Externally, the property has been superbly landscaped for low maintenance. The front of the property has a low level brick wall with railings, with a gate opening to a block paved area giving access to the porch. To the side, gates open to a large tarmac driveway providing off street parking for multiple vehicles as well as providing space for a storage shed. The rear garden is SOUTH FACING and boasts a lovely paved seating area, artificial turfed area, raised planted borders and a detached summer house that has power and lighting connected.





ACCOMMODATION - Rooms & Measurements

Entrance Porch

1'6" x 8'0" (0.5m x 2.4m)

Hallway

5'0" x 13'9" (1.5m x 4.2m)

Breakfast Kitchen

10'0" x 13'4" (3m x 4.1m)
maximum measurements

Lounge

11'3" x 16'2" (3.4m x 4.9m)
maximum measurements

Study Area

9'10" x 10'4" (3m x 3.1m)

Dining Room

9'10" x 13'11" (3m x 4.2m)

Garden Room

11'10" x 16'1" (3.6m x 4.9m)
maximum measurements

Bedroom One

11'2" x 14'0" (3.4m x 4.3m)
maximum measurements

Ensuite Shower Room

2'7" x 8'2" (0.8m x 2.5m)

Bedroom Three

11'2" x 11'3" (3.4m x 3.4m)
maximum measurements

Ground Floor Bathroom

8'3" x 8'5" (2.5m x 2.6m)
maximum measurements

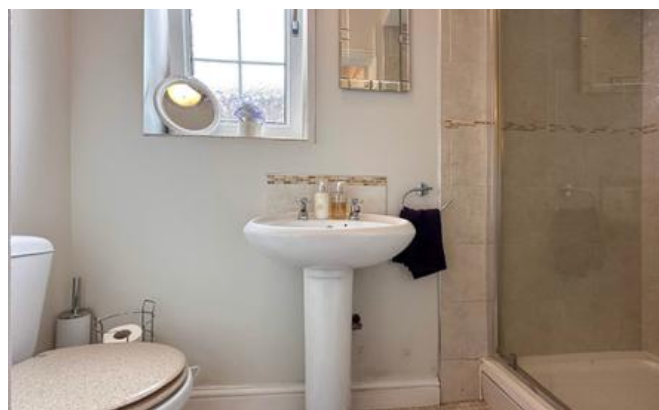
First Floor:

Bedroom Two

11'11" x 14'8" (3.6m x 4.5m)
maximum measurements

Ensuite WC

6'8" x 8'4" (2m x 2.5m)
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 - 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.

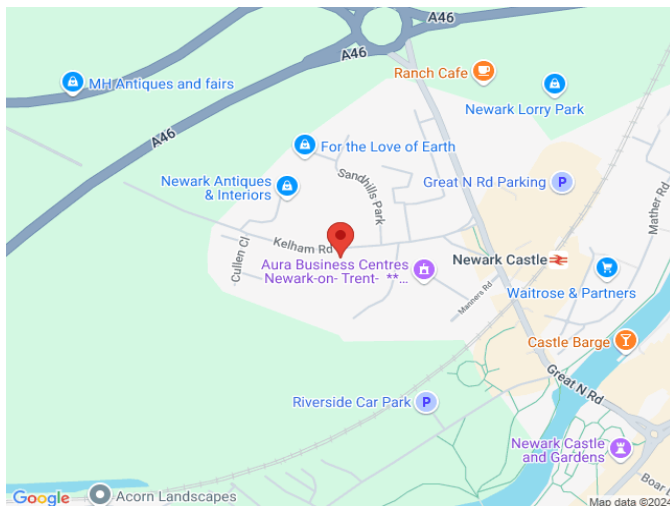
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



Floorplan



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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