



Kelham Road, Newark



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Asking Price £280,000



Key Features

- Extended Semi Detached Home
- Three/Four Bedrooms
- Three Reception Rooms
- Kitchen & F/F Shower Room
- Garage & Block Paved Driveway
- Generous Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Having been extended and enjoying a delightful extensive rear garden, this attractive semi detached home is pleasantly positioned within comfortable walking distance of Newark town centre and Newark Castle train station, as well as giving superb access to the A46.

The property's accommodation comprises to the ground floor: entrance hallway, kitchen benefiting from ample storage units as well as a four ring electric hob and electric oven, spacious bay fronted lounge with French doors opening to a formal dining room, and a further set of doors opening to the rear of the property where there is an L-shaped family room, with patio doors opening to the rear garden. The first floor benefits from a shower room, two double bedrooms, and two further bedrooms with one bedroom having access from the other. This room could also act as a superb home office or dressing room.

Outside, the property is approached with a generous frontage, where a wonderful block paved driveway provides ample off street parking and stretches all the way down the property to the single garage. The rear garden is sizeable and boasts a fantastic block paved entertaining area, with steps down to the lawned garden, with a variety of shrubs and trees planted throughout. The garden offers incredible potential and ideally suits those who are 'green-fingered'. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'11" x 13'4" (2.1m x 4.1m)
maximum measurements

Lounge 11'11" x 17'2" (3.6m x 5.2m)
maximum measurements into bay window

Dining Room 10'1" x 12'4" (3.1m x 3.8m)

Family Room 10'6" x 17'10" (3.2m x 5.4m)
maximum measurements

Kitchen 6'10" x 16'7" (2.1m x 5.1m)

First Floor Landing

Bedroom One 8'1" x 12'8" (2.5m x 3.9m)

Bedroom Two 10'11" x 10'11" (3.3m x 3.3m)
maximum measurements

Bedroom Three 7'11" x 8'5" (2.4m x 2.6m)

Bedroom Four/Dressing Room 6'11" x 7'10" (2.1m x 2.4m)

Shower Room 6'11" x 7'10" (2.1m x 2.4m)
maximum measurements

Garage 8'8" x 16'1" (2.6m x 4.9m)



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.

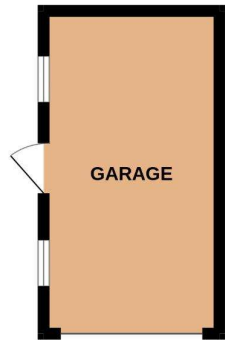
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.



GROUND FLOOR

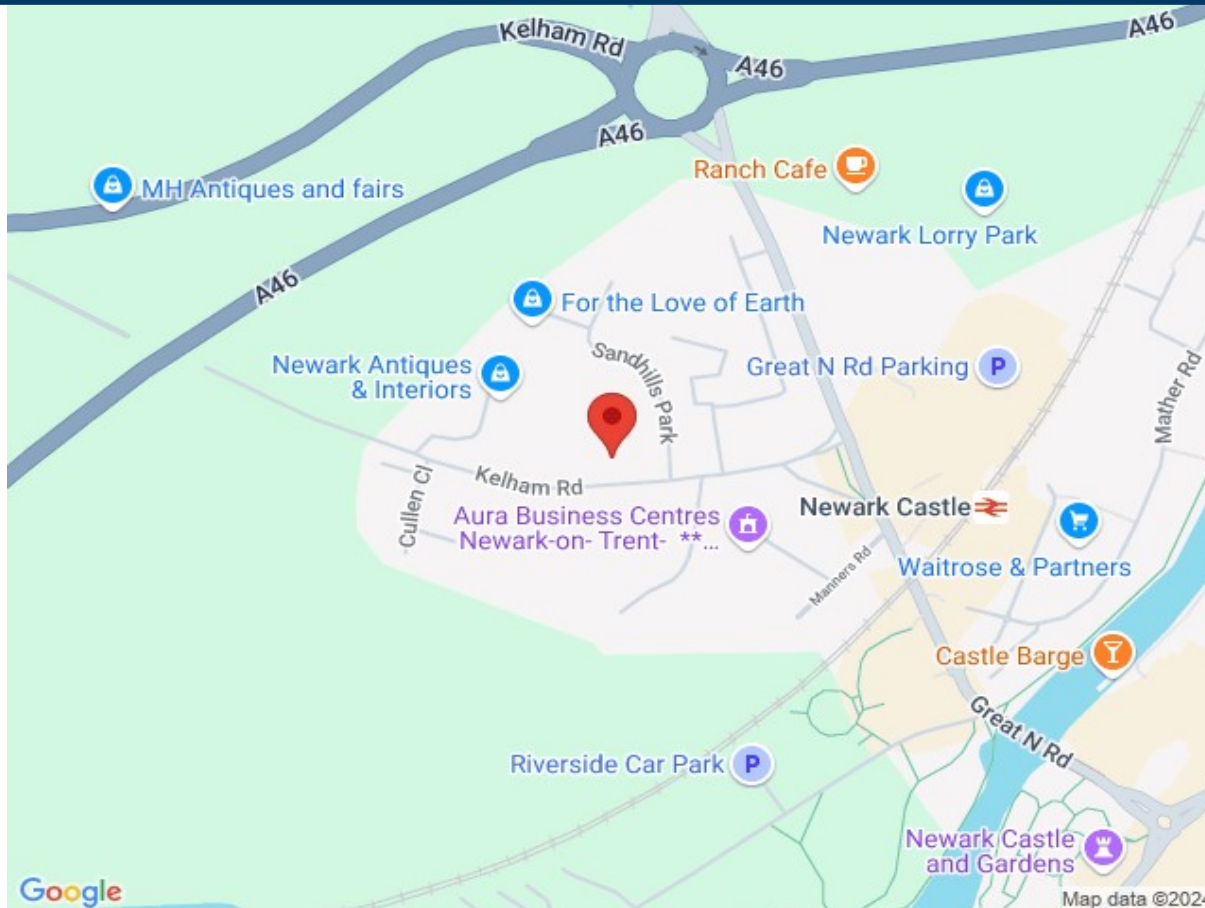


1ST FLOOR



NEWTON
FALLOWELL





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

