



Marleston Lane, Newark

 4  2  1

Guide Price £290,000 to £295,000



Key Features

- Three Storey Semi Detached Home
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Open Plan Living/Dining Kitchen
- Generous Southwest Facing Garden
- Single Garage & Driveway
- Council Tax Band: D
- EPC Rating: B
- Tenure: Freehold





Presented to 'show-home' standard, this stylish three storey semi detached home oozes quality, upgraded fixtures and fittings throughout, remains under NHBC warranty and boasts an unusually generous SOUTHWEST facing rear garden.

Representing a home ready to move straight into, the property's immaculate accommodation comprises to the ground floor: inviting entrance hallway, WC, and a gorgeous open plan living dining kitchen that stretches from front to back, flooding this space with light. The lounge area enjoys bi-folding doors opening to the rear garden, the dining area gives access to a useful utility cupboard and the luxurious kitchen has a range of integrated appliances to include a four ring electric hob, electric oven, built in microwave, integrated fridge/freezer and dishwasher. The first floor has two double bedrooms, including the main bedroom that has built in wardrobes and a quality ensuite shower room, whilst the second floor has two more double bedrooms, both of which having fitted storage, and an equally quality family bathroom suite.

Outside, the property benefits from a tarmac driveway to the side of the property providing off street parking for multiple vehicles whilst also giving access to a single garage. The rear garden is sizeable for the nature of this home and is predominantly laid to lawn with a wonderful paved outdoor seating area, perfect for catching the evening sun. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'10" x 9'4" (2.1m x 2.8m)

Ground Floor WC 4'11" x 6'0" (1.5m x 1.8m)

Open Plan Living/Dining Kitchen:

Kitchen 9'9" x 10'5" (3m x 3.2m)

Dining Area 11'7" x 13'4" (3.5m x 4.1m)
maximum measurements

Lounge 9'9" x 17'0" (3m x 5.2m)

First Floor Landing

Bedroom One 9'11" x 11'2" (3m x 3.4m)
maximum measurements

Ensuite Shower Room 4'9" x 7'4" (1.4m x 2.2m)

Bedroom Four 8'0" x 9'11" (2.4m x 3m)

Second Floor Landing

Bedroom Two 8'4" x 13'6" (2.5m x 4.1m)
maximum measurements

Bedroom Three 9'4" x 10'10" (2.8m x 3.3m)
maximum measurements

Bathroom 6'5" x 7'4" (2m x 2.2m)





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.

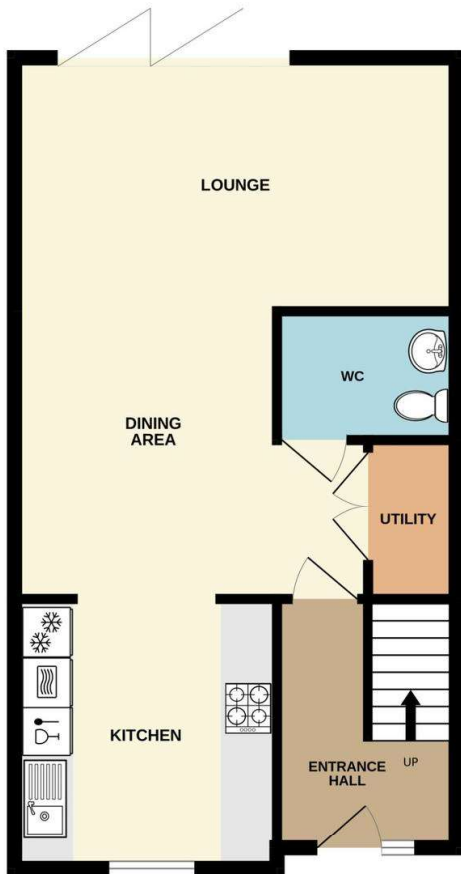
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.
Mortgage Advice - Correct budgeting is crucial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

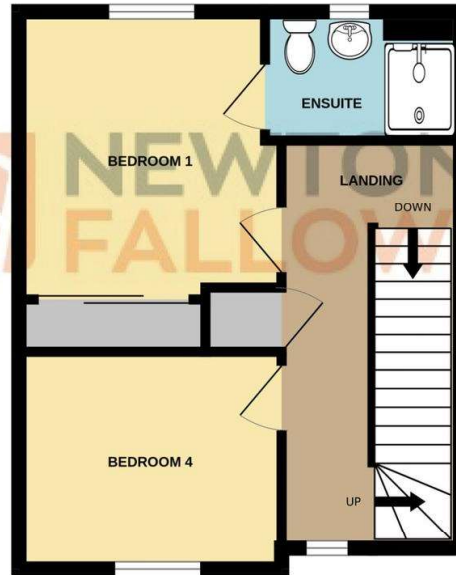




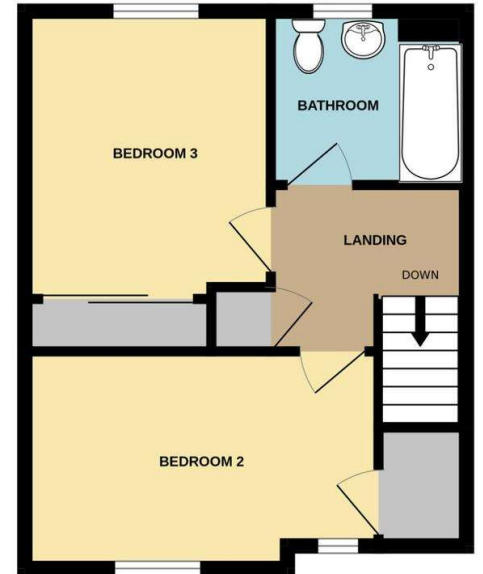
GROUND FLOOR



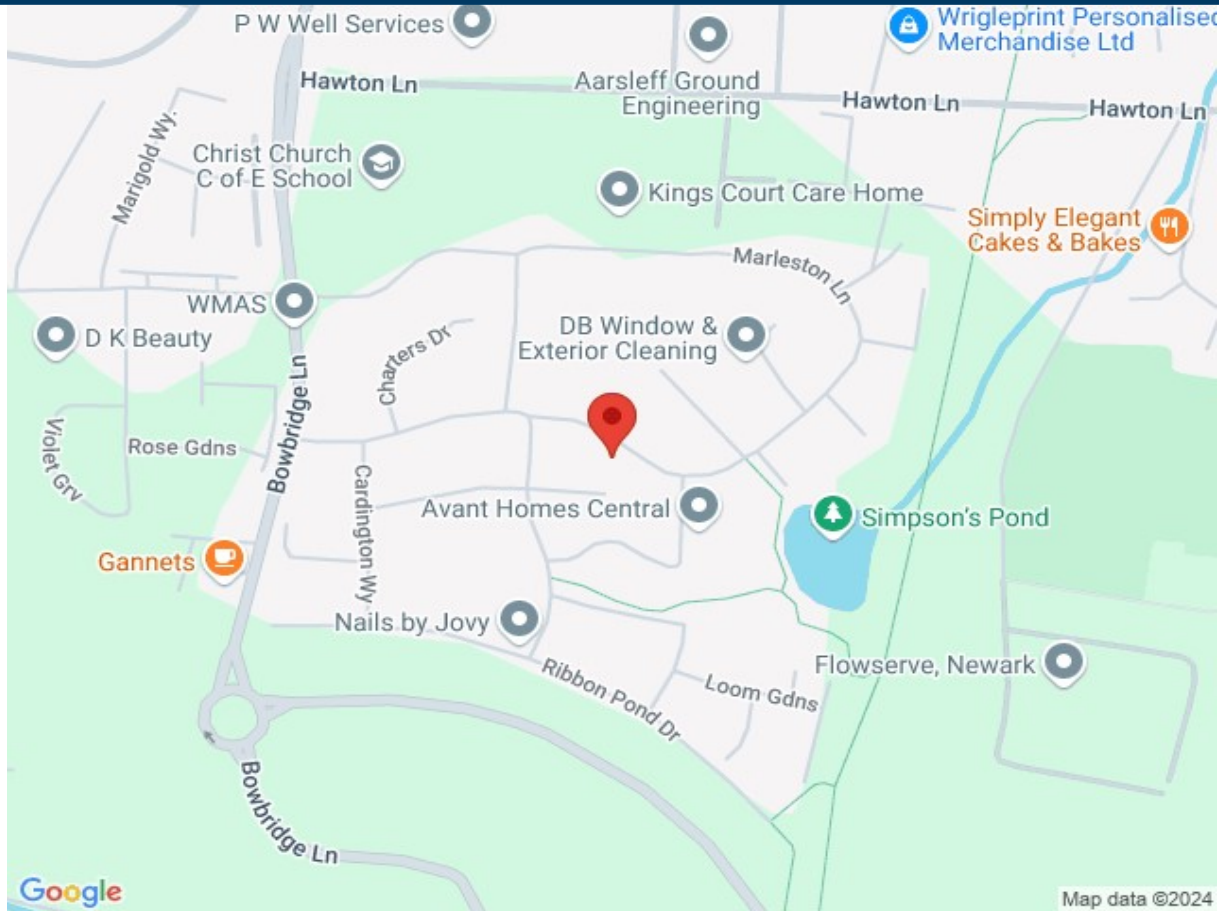
1ST FLOOR



2ND 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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

