



Flaxley Lane, Newark



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Guide Price £190,000 to £200,000



Key Features

- Modern End Terraced Home
- Two Double Bedrooms
- F/F Bathroom & G/F WC
- Spacious Lounge & Dining Kitchen
- South Facing Rear Garden
- Detached Workshop/Home Office
- Council Tax Band; C
- EPC Rating: B
- Tenure: Freehold





Representing a fantastic first time buyer home, this modern end terraced home still benefits from an NHBC warranty and has the added bonus of not only having a SOUTH FACING rear garden, but also a delightful detached outbuilding that could be utilised for a variety of purposes.

The property's accommodation comprises: entrance hall, ground floor W.C, large living room and an equally spacious dining kitchen with a four ring electric hob and electric oven below, with French doors to the rear garden. The first floor landing provides access into two double bedrooms and a central three-piece bathroom suite.

Outside, the property enjoys a driveway to the side of the property providing off street parking, whilst the enclosed south facing rear garden is predominantly laid to lawn with a paved seating area, and access to the detached outbuilding that boasts a set of French doors opening to the garden, as well as having wired internet cabling, power and light connected. Other features include gas central heating, UPVC double glazing and a boarded loft.



ACCOMMODATION _ Rooms & Measurements

Entrance Hall 4'2" x 3'10" (1.3m x 1.2m)

Ground Floor WC 4'9" x 3'4" (1.4m x 1m)

Lounge 15'10" x 13'3" (4.8m x 4m)
maximum measurements

Dining Kitchen 13'3" x 11'0" (4m x 3.4m)
maximum measurements

First Floor Landing

Bedroom One 13'3" x 8'10" (4m x 2.7m)

Bedroom Two 13'3" x 7'10" (4m x 2.4m)
maximum measurements

Bathroom 7'8" x 6'2" (2.3m x 1.9m)
maximum measurements

Workshop/Home Office 12'9" x 7'11" (3.9m x 2.4m)
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

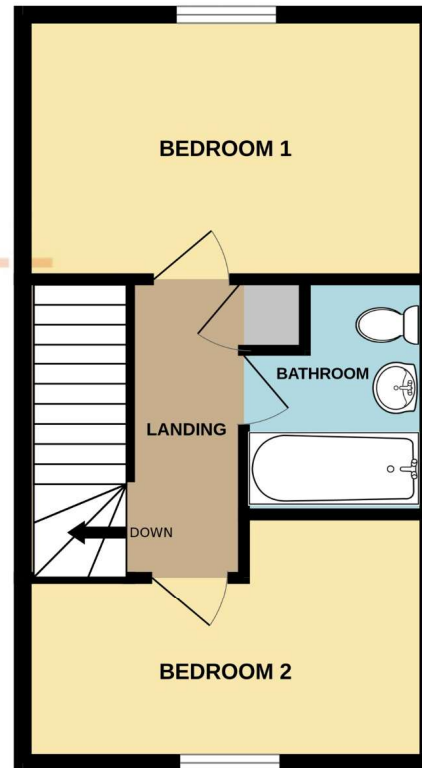
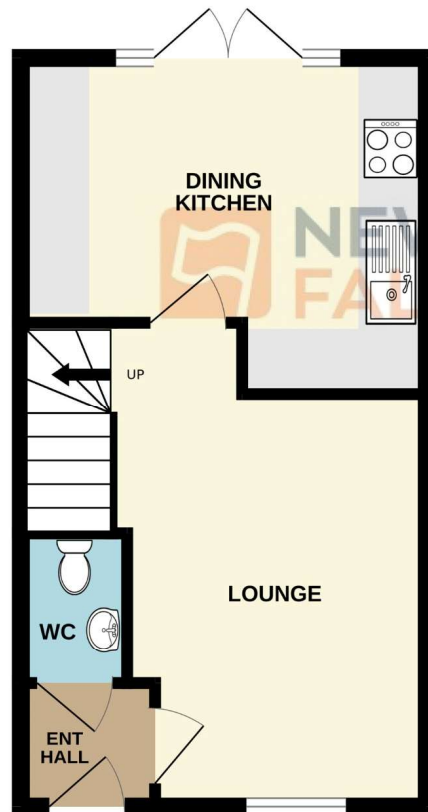
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 choose to arrange a survey through them. For more information, please call the office.

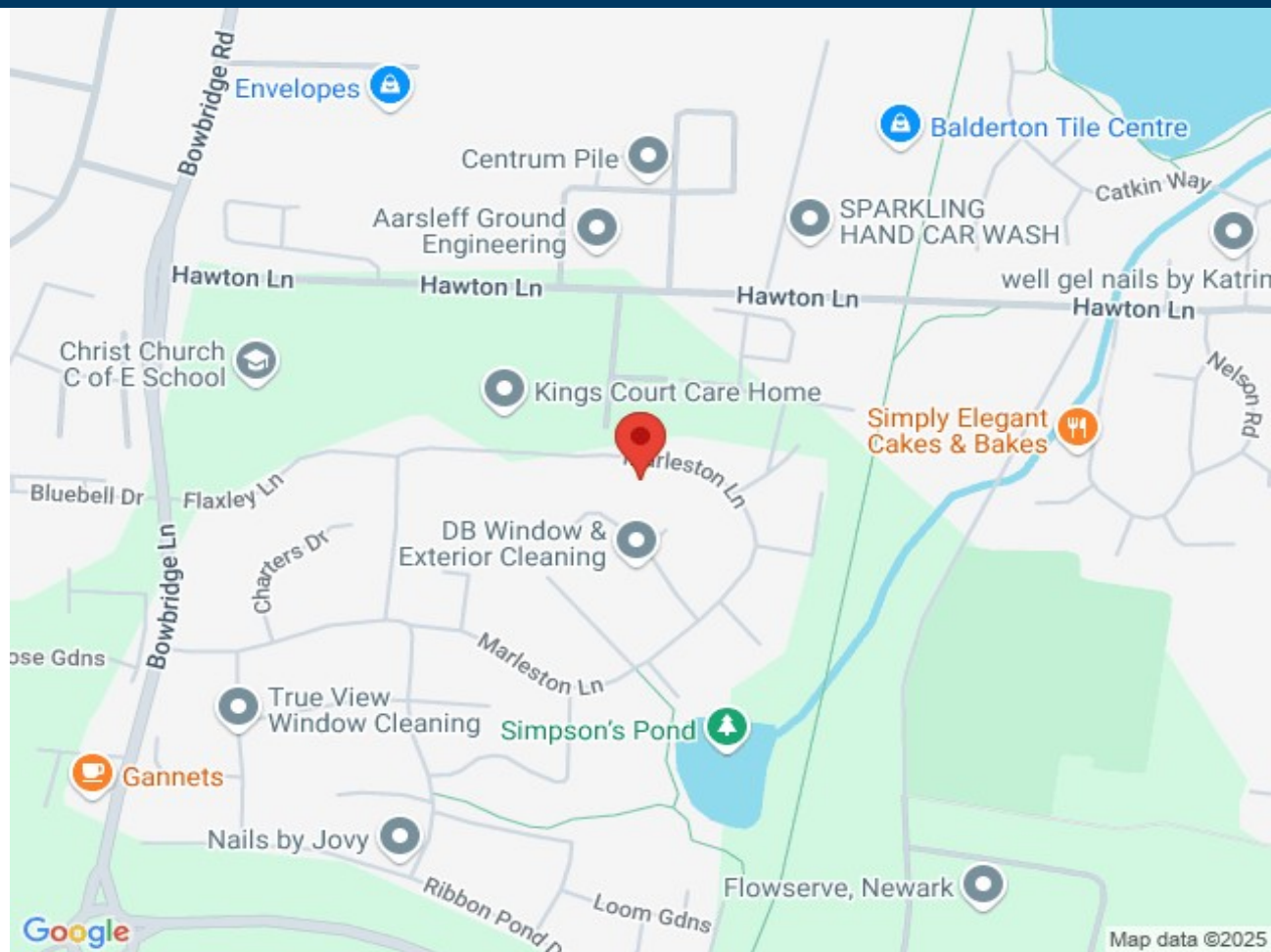


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

