



Marleston Lane, Newark

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Guide Price £260,000 to £265,000



Key Features

- Modern Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Dining Kitchen & Utility Room
- Landscaped West Facing Rear Garden
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





Presented to superb standard, this quality detached home oozes quality and enjoys a delightful cul-de-sac position within the popular modern 'Middlebeck' development of Newark and still remains under NHBC warranty and boasts a landscaped WEST FACING garden with off street parking available for up to three vehicles.

Representing a home ready to move straight into, the property's immaculate accommodation comprises to the ground floor: entrance hallway, W/C, spacious dual aspect lounge, utility room and a wonderful dining kitchen that again is dual aspect with French doors to the garden and the kitchen enjoying appliances to include a Dual Cook Samsung electric oven, four ring gas hob, integrated dishwasher and fridge/freezer. To the first floor, there is a family bathroom suite, and three bedrooms, with the main bedroom being dual aspect and having an ensuite shower room.

The property is located on a quiet cul-de-sac of only 6 properties with this home benefiting from a tarmac driveway that could accommodate off street parking for up to three vehicles. The main garden has been landscaped for low maintenance with a large decked entertaining area, raised beds, gravelled area and provision for a timber shed. Other features of this home include gas central heating and UPVC double glazing. Viewing will be key to appreciate the position and quality of this home.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 6'7" x 6'1" (2m x 1.9m)
maximum measurements

Ground Floor W/C 5'5" x 3'4" (1.7m x 1m)

Lounge 17'0" x 9'6" (5.2m x 2.9m)

Dining Kitchen 17'0" x 9'0" (5.2m x 2.7m)

Utility Room 6'7" x 5'7" (2m x 1.7m)
maximum measurements

First Floor Landing

Bedroom One 13'3" x 13'2" (4m x 4m)
maximum measurements

Ensuite Shower Room 7'1" x 4'6" (2.2m x 1.4m)
maximum measurements

Bedroom Two 13'2" x 9'0" (4m x 2.7m)
maximum measurements

Bedroom Three 8'10" x 6'8" (2.7m x 2m)

Family Bathroom 7'2" x 5'6" (2.2m x 1.7m)





Agent's Note - Shared Drive

The property has shared initial cul-de-sac driveway access.

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.

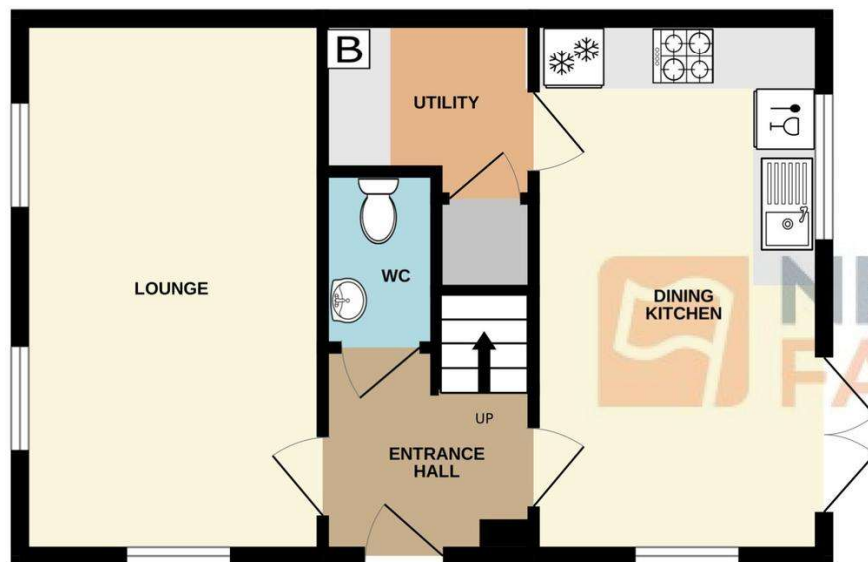
Referrals

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.





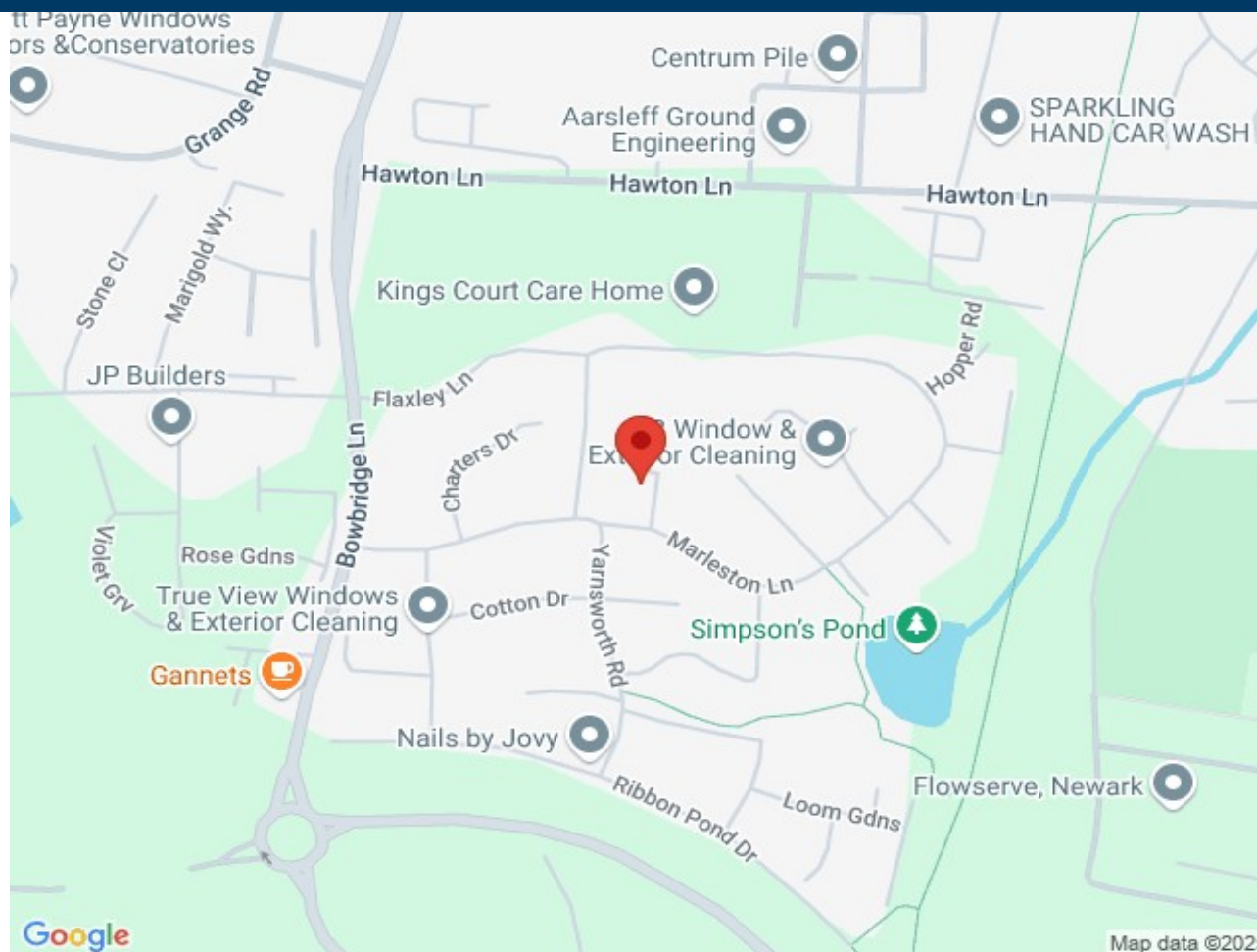
GROUND FLOOR



1ST FLOOR



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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

