



Ringrose Close, Newark



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Guide Price £290,000 to £300,000



Key Features

- Immaculate Detached Home
- Gorgeous Open Views To Rear
- Four Bedrooms
- F/F Bathroom & G/F WC
- Open Plan Dining Kitchen
- Spacious Lounge
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying gorgeous open SOUTH FACING views, stretching as far as the Vale of Belvoir, this marvellous detached home has been tastefully improved by the current owners and is conveniently located in the popular Beacon Heights area Newark, boasting superb access to the A1 as well as a host of local amenities.

Ready made for a buyer to move straight into, the property's immaculate accommodation comprises to the ground floor: entrance hallway, W/C, spacious lounge and a beautiful open plan dining kitchen that stretches across the rear of the property. A set of French doors open to the rear garden whilst the kitchen benefits from a breakfast bar and a range of quality appliances to include a five-ring gas hob, electric oven and electric oven/grill, and an integrated slim line dishwasher. To the first floor, there is a superb family bathroom suite and four bedrooms, one of which is currently utilised as a home office.

Outside, this home is approached with a generous gravelled driveway which provides off street parking for multiple vehicles and gives access to the single garage, which has a roller door as well as power and light connected. The wonderfully private SOUTH FACING rear garden has been beautifully landscaped with low maintenance in mind. The rear garden enjoys far-reaching open views and has a large paved entertaining area with steps down to various raised beds and a gravelled area. Other features of this home include gas central heating and UPVC double glazing. Viewing will be key to appreciate the magnificent view this home has to offer, as well as the quality and presentation.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 13'7" x 5'10" (4.1m x 1.8m)
maximum measurements

Ground Floor WC 5'11" x 2'10" (1.8m x 0.9m)

Lounge 15'10" x 11'11" (4.8m x 3.6m)
maximum measurements

Open Plan Dining Kitchen:

Dining Area 13'0" x 9'3" (4m x 2.8m)

Kitchen 15'2" x 8'4" (4.6m x 2.5m)
maximum measurements

First Floor Landing

Bedroom One 15'10" x 8'10" (4.8m x 2.7m)
maximum measurements

Bedroom Two 13'2" x 8'10" (4m x 2.7m)

Bedroom Three 11'4" x 9'0" (3.5m x 2.7m)
maximum measurements

Bedroom Four/Home Office 9'0" x 7'7" (2.7m x 2.3m)

Bathroom 7'7" x 6'1" (2.3m x 1.9m)





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.

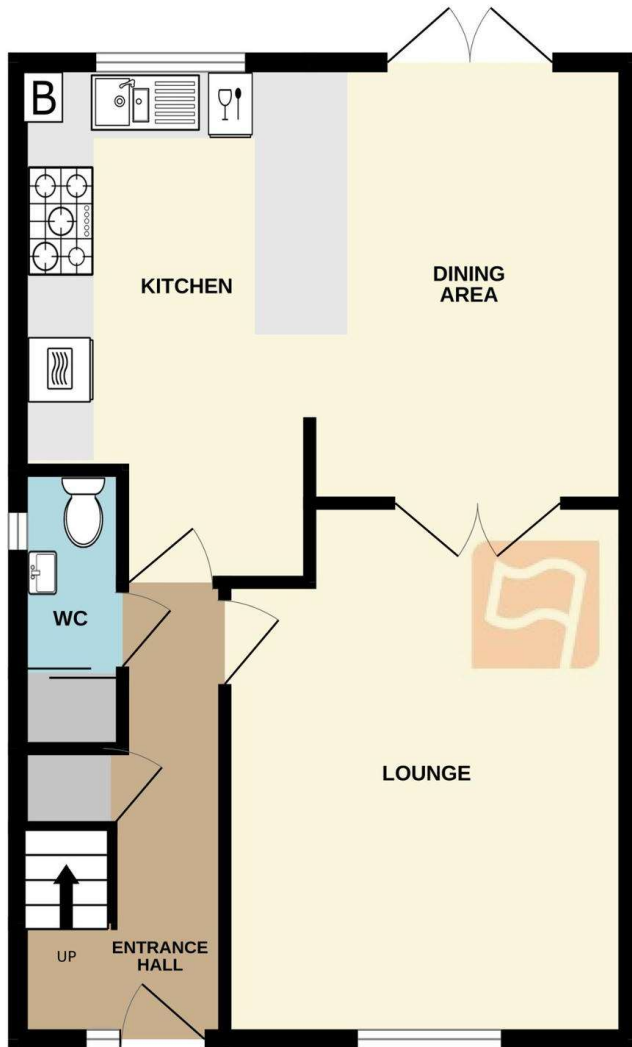
Referrals

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

