



Spring Gardens, Newark



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Guide Price £325,000 to £335,000



Key Features

- Detached Period Home
- Three Well-Proportioned Bedrooms
- Ensuite Shower Room & Bathroom
- Lounge With Log Burning Stove
- Open Plan Dining Kitchen
- Generous Enclosed Rear Garden
- Double Garage to Rear
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Tastefully presented and deceptively spacious, this DETACHED town centre period home has the unusual benefit of a DOUBLE GARAGE and a generous SOUTH WEST FACING rear garden.

This lovely property has accommodation comprising to the ground floor: an entrance hall, lounge with feature log burning stove, separate dining room that is open plan to the stylish kitchen with provision for a range cooker and integrated appliances to include a fridge and dishwasher. To the first floor, there are three double bedrooms, one of which having an ensuite shower room, and a further family bathroom suite.

Outside to the front, there is a small hard landscaped garden enclosed by a dwarf wall, with a footpath which leads down the side of the property to the main entrance door. The rear garden is a particular feature of this fantastic home, with a sizeable patio area providing an ideal outdoor seating and entertaining space. The remainder of the garden is tastefully landscaped and comprises principally of a well-maintained lawn edged with raised flowerbeds and mature hedgerow. Located to the foot of the garden is the detached double garage. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 6'3" x 3'4" (1.9m x 1m)

Lounge 12'5" x 12'5" (3.8m x 3.8m)
maximum measurements

Dining Room 12'4" x 12'3" (3.8m x 3.7m)
maximum measurements

Kitchen 19'0" x 8'10" (5.8m x 2.7m)

First Floor Landing

Bedroom One 12'5" x 12'5" (3.8m x 3.8m)
maximum measurements

Ensuite Shower Room 5'11" x 3'3" (1.8m x 1m)

Bedroom Two 11'2" x 9'5" (3.4m x 2.9m)

Bedroom Three 10'6" x 8'11" (3.2m x 2.7m)
maximum measurements

Bathroom 8'2" x 6'2" (2.5m x 1.9m)





Agent's Note - Garage Access

There is a shared road at the rear of the property which provides access to the double garage.

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

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

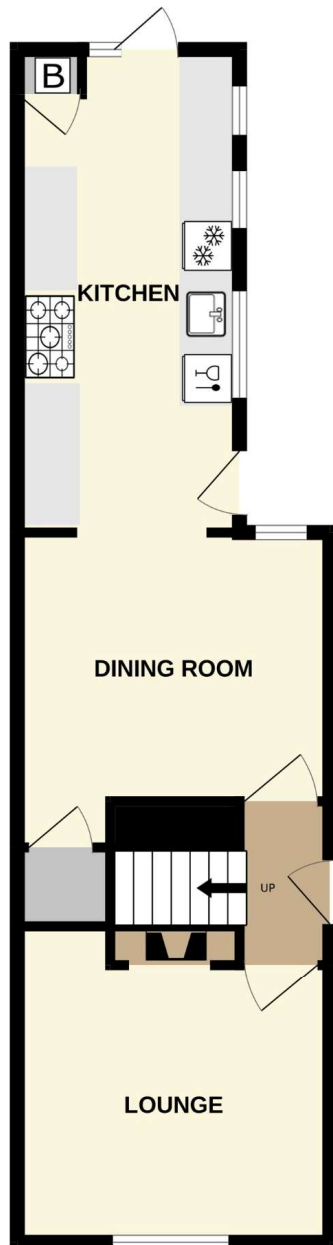
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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.



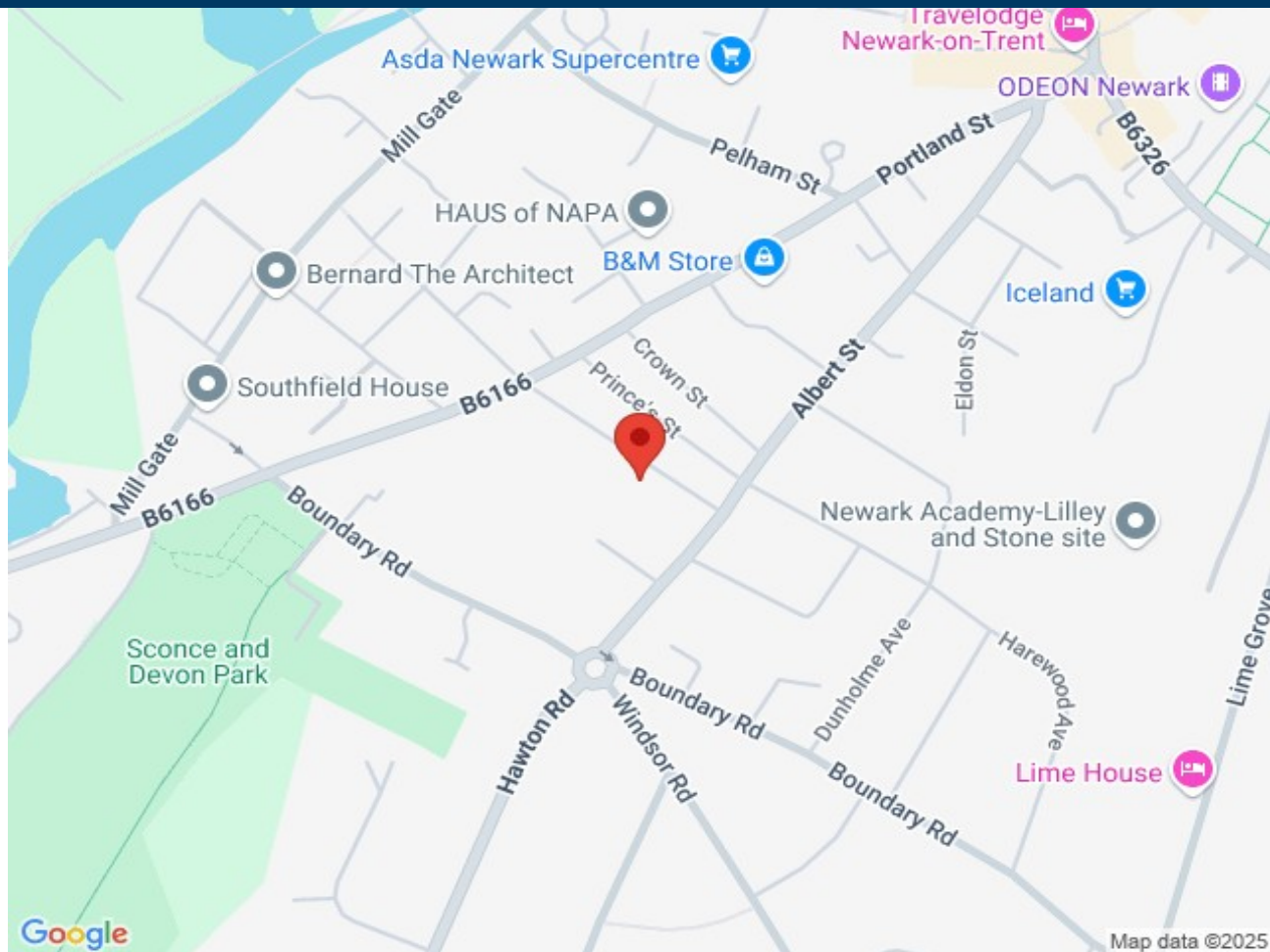


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

