



Flaxley Lane, Newark



Guide Price £270,000 to £275,000



Key Features

- Modern Three Storey Semi Detached
- Three Double Bedrooms
- Two Ensuite Shower Rooms
- Jack & Jill Bathroom & G/F WC
- Kitchen, Lounge & Dining Room
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





Presented to a superb standard, this stylish three storey semi-detached home remains under NHBC warranty, boasts off street parking for at least three vehicles and enjoys a pleasant front outlook across Flaxley Lane Community Park.

Representing a home ready to move straight into, the property's accommodation comprises to the ground floor: inviting entrance hall, WC, and an open plan space that benefits from distinguished spaces to include a dining area, spacious lounge area with French doors to the rear garden and kitchen with appliances to include a four-ring gas hob, electric oven and integrated fridge/freezer. The first floor has two double bedrooms, one of which having a quality ensuite shower room and the other having a Jack & Jill bathroom suite that can also be accessed from the landing. The top floor benefits from a large double bedroom suite, dressing area with fitted wardrobes, and an equally quality ensuite shower room.

Outside, this home is located down a small close of only 6 properties and enjoys a driveway to the side of the property, which in turn leads up to the single garage. The property also benefits from a bay to the front of the property, providing additional off-street parking. The rear garden has a good degree of privacy and has been landscaped to include two paved seating areas, lawned area and a variety of plants/shrubs to the borders. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 17'8" x 6'9" (5.4m x 2.1m)
maximum measurements

Ground Floor WC 5'11" x 3'1" (1.8m x 0.9m)

Lounge 15'2" x 13'10" (4.6m x 4.2m)
maximum measurements

Dining Room 9'1" x 8'1" (2.8m x 2.5m)

Kitchen 9'10" x 8'1" (3m x 2.5m)

First Floor Landing

Bedroom Two 13'7" x 10'2" (4.1m x 3.1m)
maximum measurements

Ensuite Shower Room 6'1" x 4'8" (1.9m x 1.4m)
maximum measurements

Bedroom Three 15'2" x 8'2" (4.6m x 2.5m)

Jack & Jill Bathroom 7'10" x 6'3" (2.4m x 1.9m)
maximum measurements

Second Floor

Bedroom One 16'2" x 11'9" (4.9m x 3.6m)
maximum measurements

Dressing Area 7'7" x 7'5" (2.3m x 2.3m)
maximum measurements

Ensuite Shower Room 7'6" x 7'4" (2.3m x 2.2m)
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

FURTHER 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.

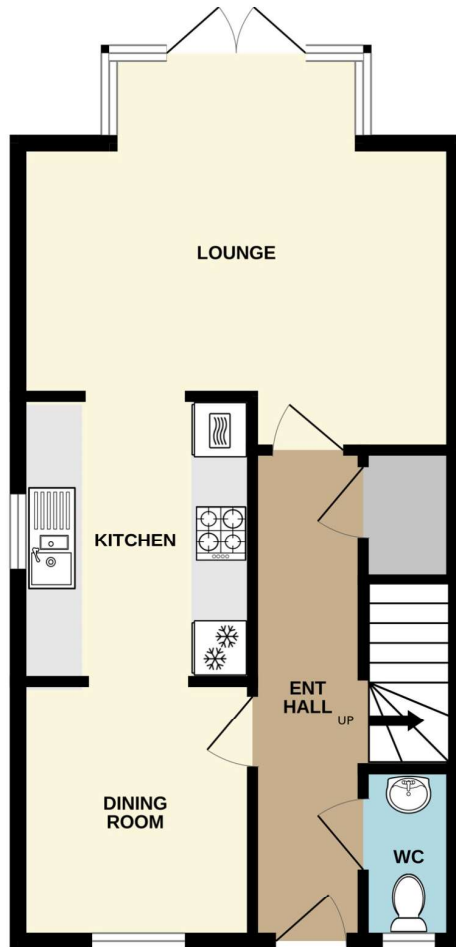
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

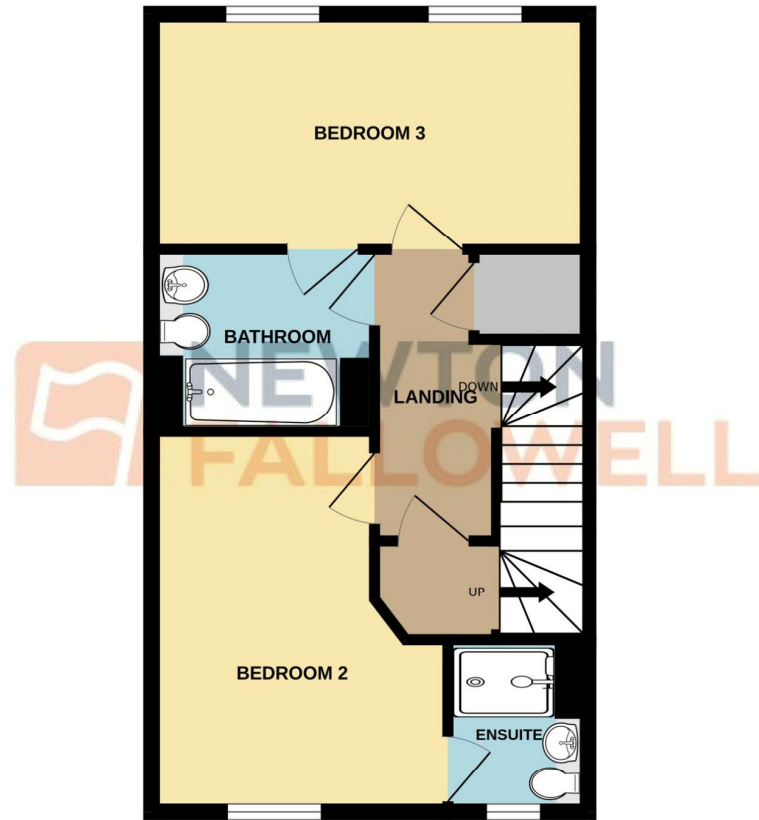




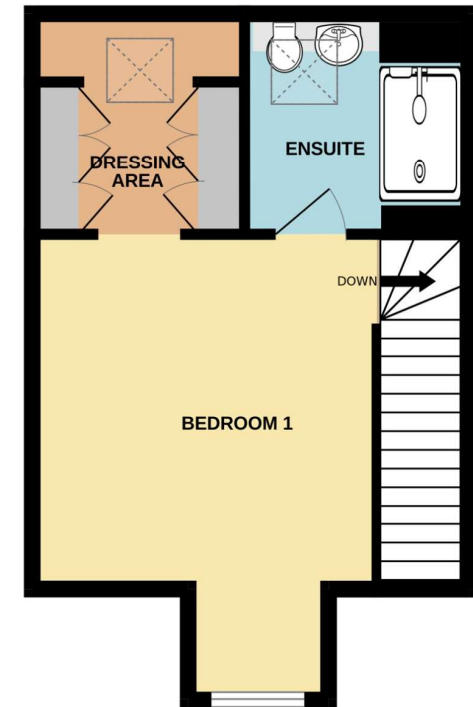
GROUND FLOOR



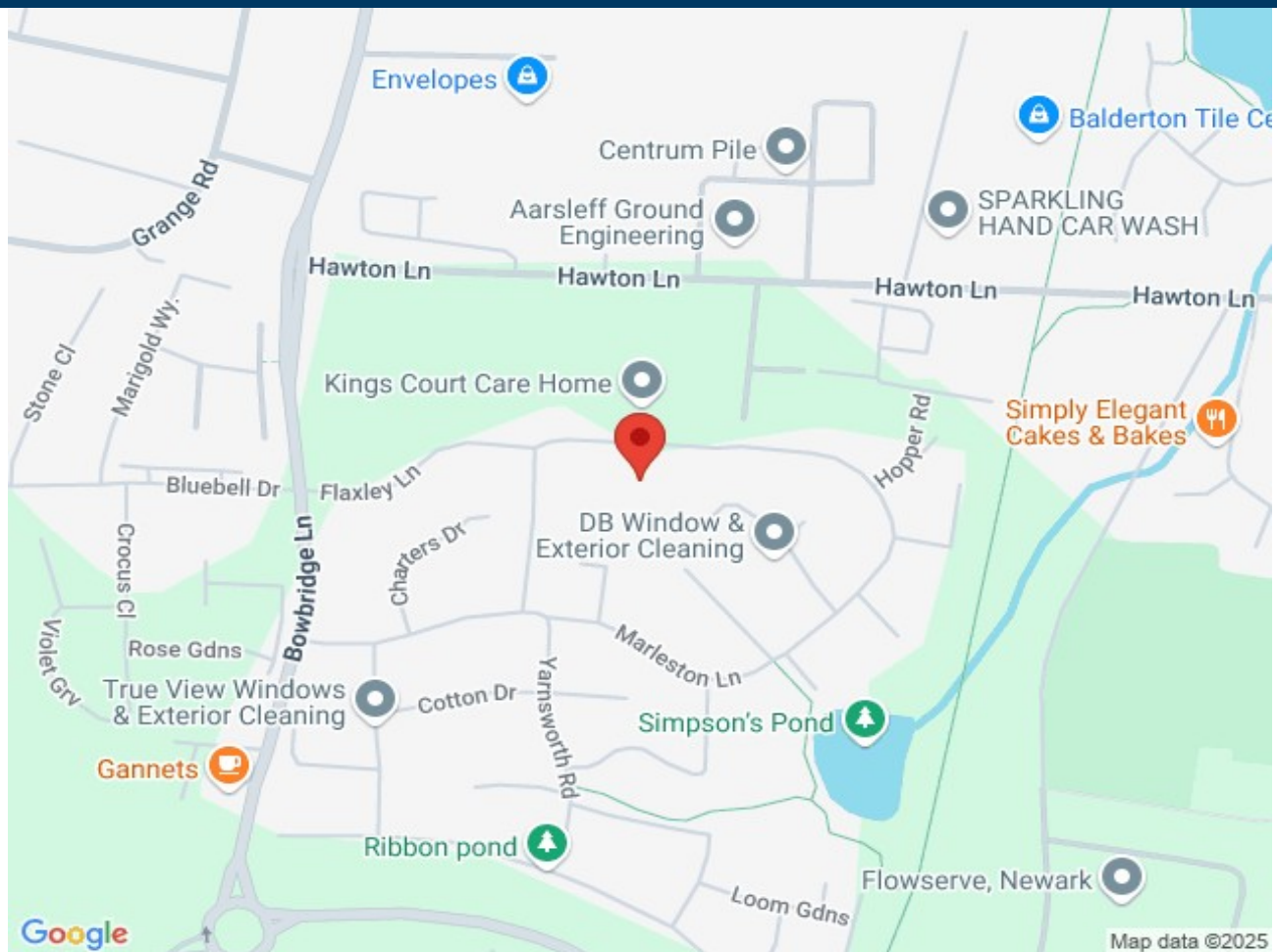
1ST FLOOR



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

