



Marlborough Court, Newark





Guide Price £300,000 to £310,000



### Key Features

- Detached Bungalow
- Three Bedrooms
- Family Bathroom Suite
- Generous Dining Kitchen
- Lounge & Large Conservatory
- South-East Facing Rear Garden
- No Chain
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Enjoying a pleasant position in a sought after location this superb, detached bungalow is located within a quiet cul-de-sac in the 'Valley Prospect' area of Newark, and benefits from a marvellous south-easterly facing rear garden and boasts spacious accommodation throughout.

The bungalow's accommodation comprises: welcoming entrance hallway with useful storage cupboard, spacious lounge, large conservatory with French doors to the rear garden, dining kitchen with appliances to include a four-ring induction hob, electric oven, integrated fridge and freezer, three well-proportioned bedrooms and a family bathroom.

Externally, this home is approached with a block paved driveway which provides off street parking for multiple vehicles and leads up to the single garage. The rest of the front garden is predominantly gravelled with a variety of mature shrubs. The rear garden offers a wonderful degree of privacy and pleasantly wraps around the bungalow, with two paved entertaining areas, generous lawned area and an array of plants, shrubs and trees to the borders. Other features of this home include gas central heating and UPVC double glazing.

## ACCOMMODATION - Rooms & Measurements

Entrance Hallway 14'8" x 9'4" (4.5m x 2.8m)  
maximum measurements

Lounge 17'0" x 11'10" (5.2m x 3.6m)

Conservatory 15'9" x 13'2" (4.8m x 4m)

Dining Kitchen 18'9" x 8'10" (5.7m x 2.7m)

Bedroom One 12'8" x 9'4" (3.9m x 2.8m)

Bedroom Two 10'8" x 8'10" (3.3m x 2.7m)  
maximum measurements

Bedroom Three 10'9" x 6'5" (3.3m x 2m)

Bathroom 7'10" x 5'4" (2.4m x 1.6m)

Garage 18'9" x 9'3" (5.7m x 2.8m)





### 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.

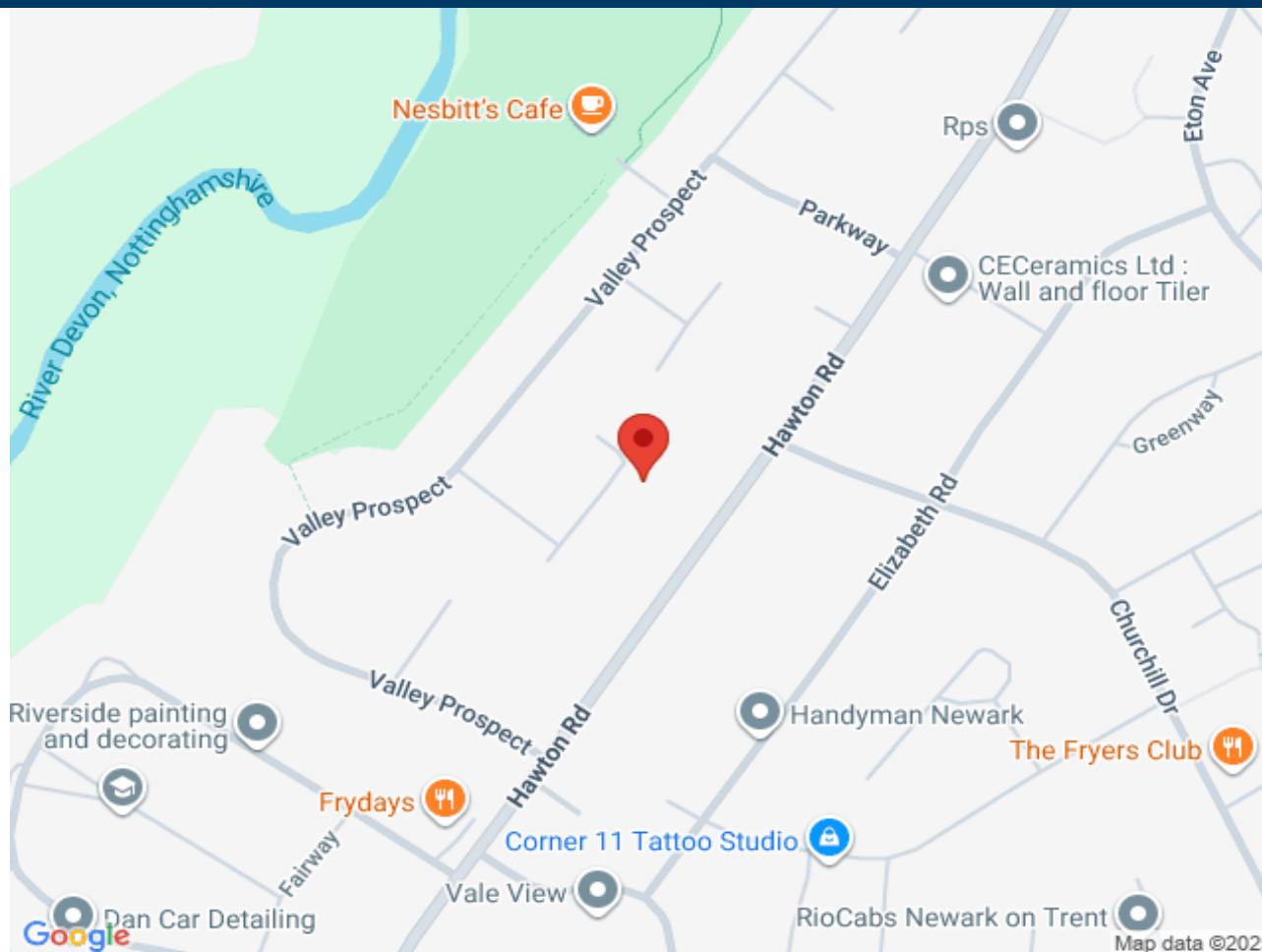
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		