



Marleston Lane, Newark



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Guide Price £260,000 to £270,000



### Key Features

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





Presenting a superb family home, this immaculate semi-detached home boasts spacious accommodation across three floors and still falls under an NHBC warranty. Falling within the popular modern development of Middlebeck, this property boasts fantastic access to the A1 as well as Newark town centre, with a range of local amenities close to hand.

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, integrated fridge/freezer and dishwasher. 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.

Externally, the property enjoys a driveway to the side of the property which provides off street parking for two vehicles, whilst the rear garden is WEST FACING and benefits from a lawned area and a wonderful outbuilding that provides a summer house and a useful garden store. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

### 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.





## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

Ground Floor WC 6'0" x 3'0" (1.8m x 0.9m)

Lounge 15'3" x 14'1" (4.6m x 4.3m)  
maximum measurements

Dining Room 9'0" x 8'2" (2.7m x 2.5m)

Kitchen 9'0" x 8'2" (2.7m x 2.5m)

### First Floor Landing

Bedroom Two 13'8" x 10'2" (4.2m x 3.1m)  
maximum measurements

Ensuite Shower Room 6'2" x 4'9" (1.9m x 1.4m)

Bedroom Three 15'3" x 8'0" (4.6m x 2.4m)

Jack & Jill Bathroom 7'8" x 6'3" (2.3m x 1.9m)

### Second Floor

Bedroom One 16'1" x 12'9" (4.9m x 3.9m)  
maximum measurements

Dressing Area 7'6" x 7'4" (2.3m x 2.2m)

Ensuite Shower Room 7'6" x 7'5" (2.3m x 2.3m)



## Services

Mains gas, electricity, water and drainage are connected.

## 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.

## 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.

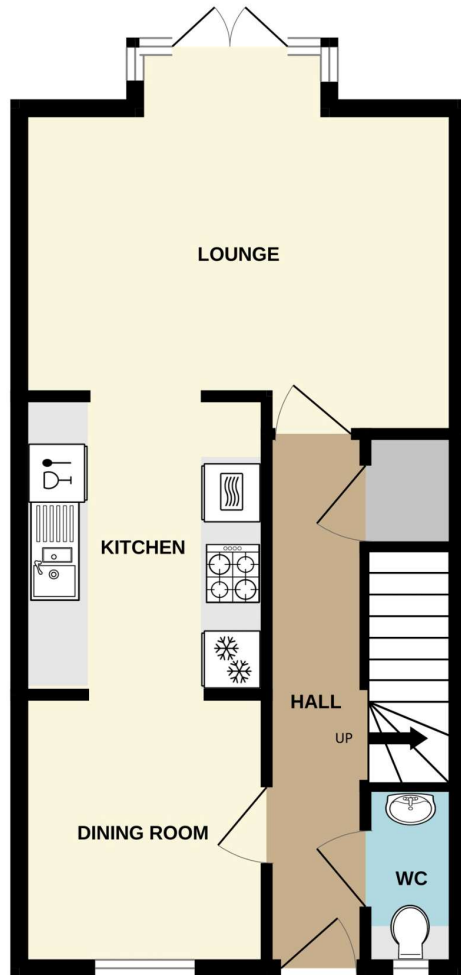
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

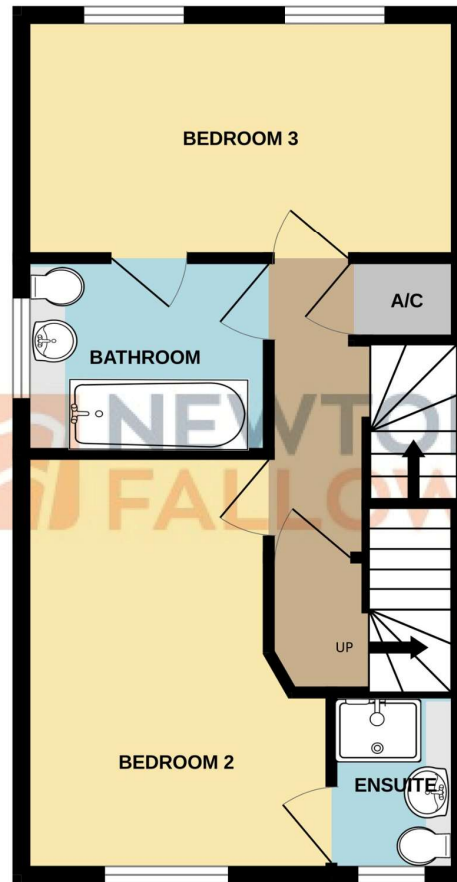




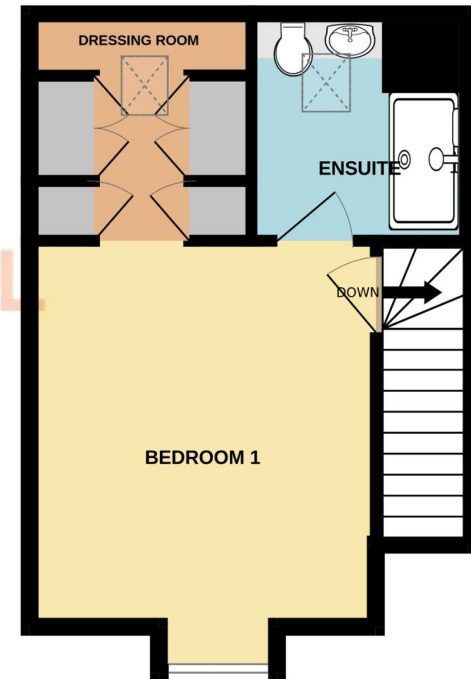
GROUND FLOOR

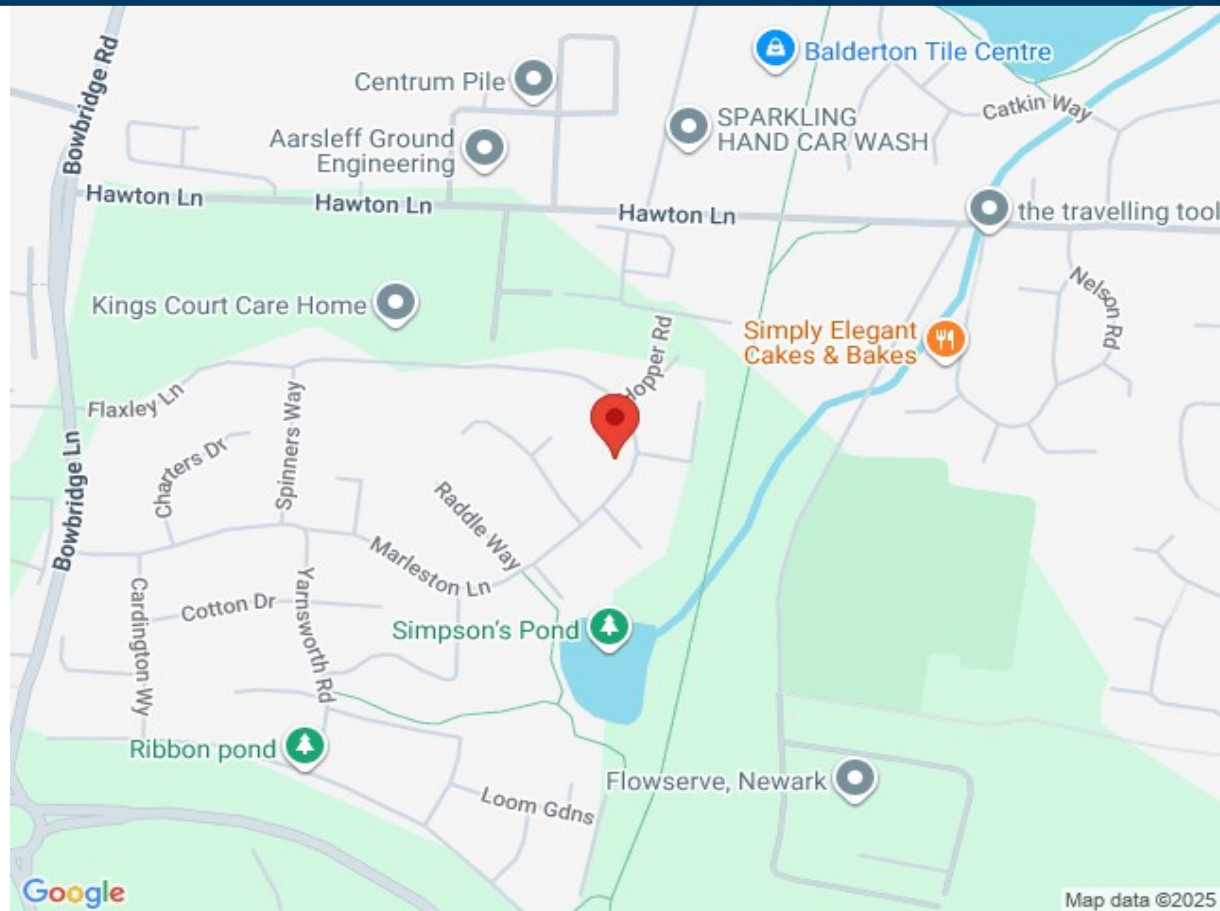


1ST FLOOR



2ND FLOOR





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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