



Harewood Avenue, Newark



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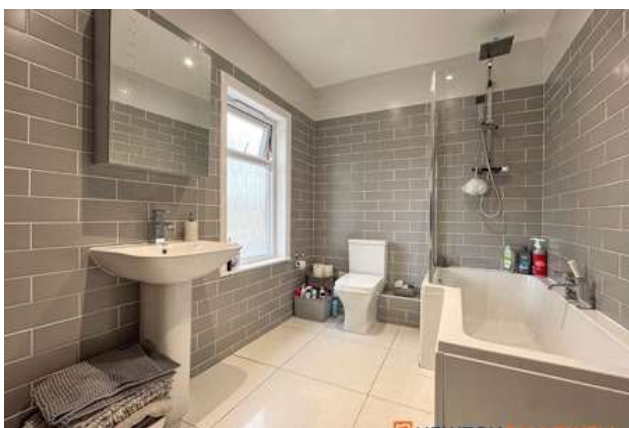
Asking Price £350,000



### Key Features

- Extended Semi Detached Home
- Four Bedrooms
- F/F Bathroom & G/F Shower Room
- Bay Fronted Lounge & Sitting Room
- Open Plan L-Shaped Dining Kitchen
- Generous Enclosed Rear Garden
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Conveniently located for Newark town centre, this magnificent bay fronted semi-detached home benefits from a landscaped private rear garden and boasts a stunning wrap around extension which includes a beautiful L-shaped dining kitchen with a vaulted beamed ceiling as well as providing flexible accommodation with a ground floor bedroom and shower room which could easily accommodate annexe living if required.

The property's immaculate accommodation comprises to the ground floor: inviting entrance hallway, bay fronted lounge with feature log burning stove, sitting room with an opening to the gorgeous dining kitchen space which has French doors to the rear garden, pantry cupboard and appliances to include a gas range cooker, integrated fridge and dishwasher. An inner lobby gives access to the integral garage, utility room, bedroom/reception room and shower room. The first floor enjoys a modernised family bathroom suite and three bedrooms, two of which having a range of fitted wardrobes and the main bedroom also having a delightful bay window.

Outside, the property is approached with a block paved and gravelled driveway which provides off street parking for at least two vehicles. The rear garden benefits from a wonderful degree of privacy and has been tastefully landscaped to include a generous lawned area and a paved entertaining area with summer house. Other features of this home 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.

#### ACCOMMODATION - Rooms & Measurements

**Entrance Hall** 15'5" x 6'11" (4.7m x 2.1m)

maximum measurements

**Lounge** 15'5" x 12'5" (4.7m x 3.8m)

maximum measurements into bay window

**Sitting Room** 14'3" x 12'5" (4.3m x 3.8m)

**Dining Kitchen** 24'1" x 17'6" (7.3m x 5.3m)

maximum measurements

**Inner Lobby** 9'8" x 3'1" (2.9m x 0.9m)

**Bedroom Four/Reception Room** 12'7" x 10'7" (3.8m x 3.2m)

maximum measurements

**Ground Floor Shower Room** 6'11" x 6'3" (2.1m x 1.9m)

**Utility Room** 7'0" x 5'5" (2.1m x 1.7m)

#### First Floor Landing

**Bedroom One** 15'5" x 10'6" (4.7m x 3.2m)

maximum measurements into bay window

**Bedroom Two** 14'3" x 9'3" (4.3m x 2.8m)

**Bedroom Three** 9'0" x 6'11" (2.7m x 2.1m)

maximum measurements

**Bathroom** 9'8" x 6'9" (2.9m x 2.1m)

**Garage** 15'8" x 10'9" (4.8m x 3.3m)

#### Services

Mains gas, electricity, water and drainage are connected.

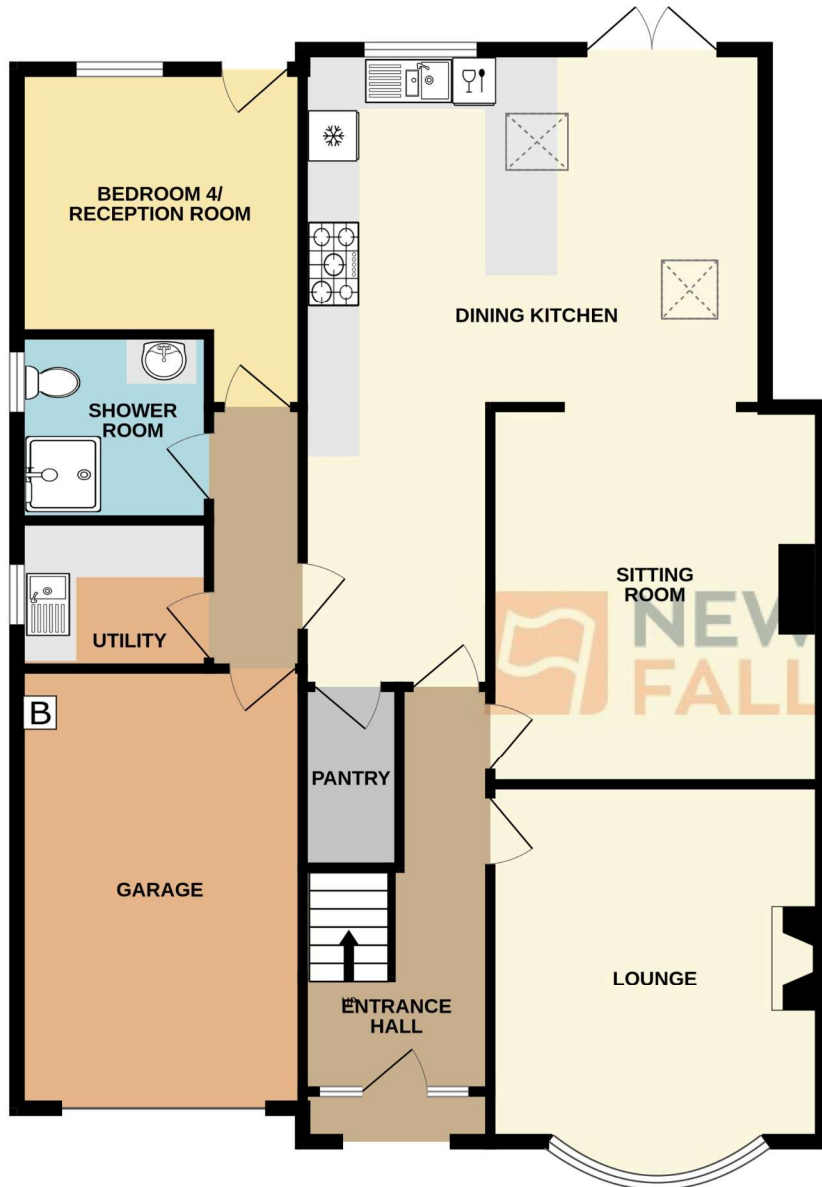
#### Agent's Note - Sales Particulars

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.

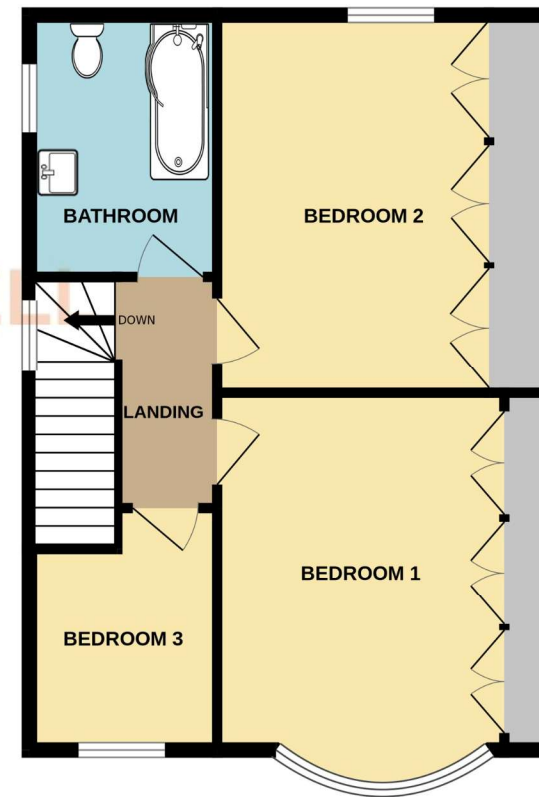
#### Referrals

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.

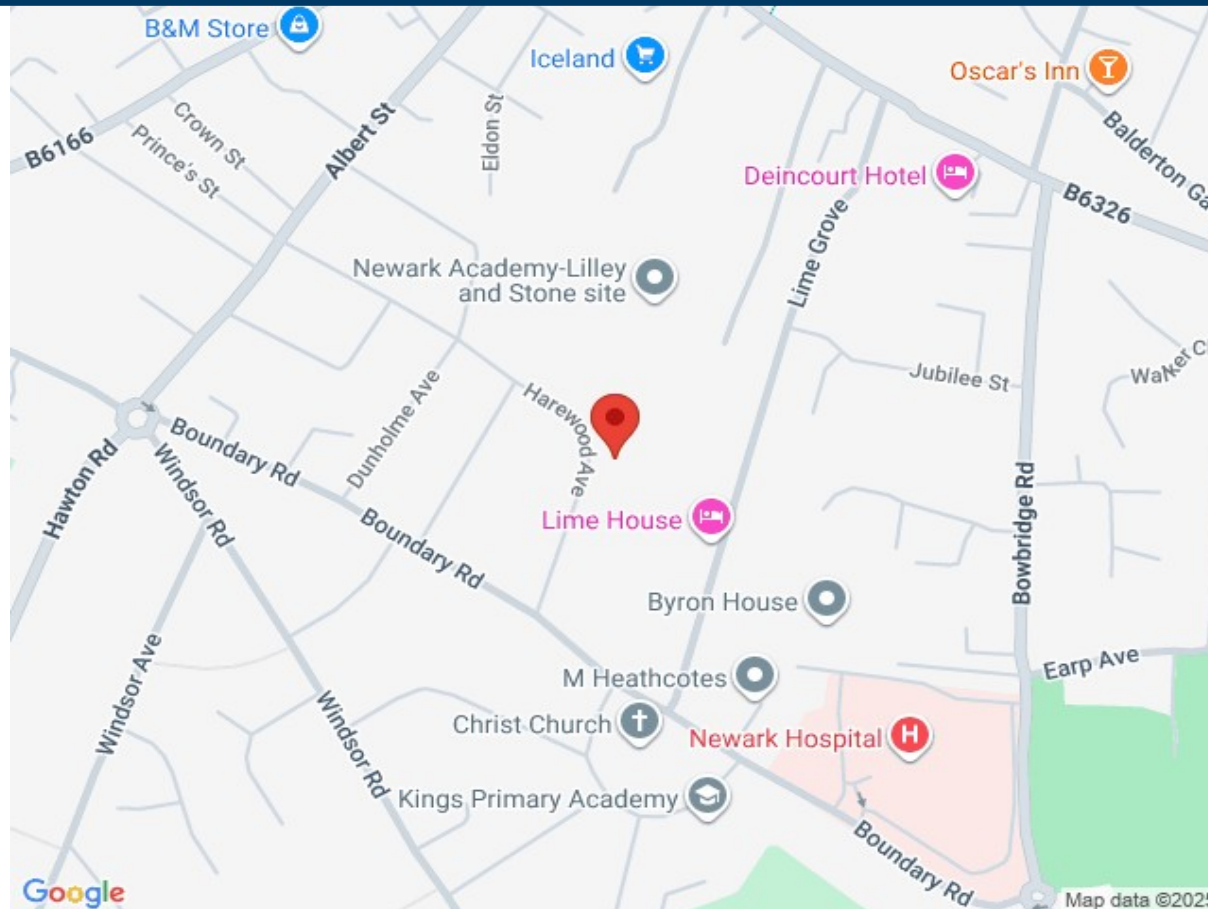
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		



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