



Robinson Close, Newark



Guide Price £220,000 to £225,000



Key Features

- Detached Home
- Three Bedrooms
- Modern Kitchen & Bathroom
- Dual Aspect Lounge/Diner
- Detached Garage & Driveway
- Generous Enclosed Garden
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN! Enjoying a delightful position within a quiet cul-de-sac in the ever popular 'Beacon Heights' area of Newark, this superb, detached home benefits from well-presented accommodation throughout, boasts brilliant scope to extend if required, and profits from a DETACHED GARAGE and off street parking for multiple vehicles. Conveniently located, this home falls within easy access to the A1 as well as Newark town centre.

The property's accommodation comprises to the ground floor: entrance hallway, dual aspect lounge/diner, fantastic modern kitchen with appliances to include a five-ring gas hob, electric oven, integrated fridge/freezer and slimline dishwasher. The first floor has a quality family bathroom suite and three bedrooms, two of which having an element of built in storage.

Outside, the property is approached with a lawned frontage and a driveway that provides off street parking for multiple vehicles and leads up to the detached garage. The garden is deceptive in its size with a sizeable low maintenance garden offering great potential. The rear garden has a paved entertaining area with a step up to a lawned area, with part walled boundary and useful storage shed. 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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 12'4" x 5'10" (3.8m x 1.8m)

maximum measurements

Lounge/Diner 19'11" x 11'7" (6.1m x 3.5m)

maximum measurements

Kitchen 11'4" x 9'0" (3.5m x 2.7m)

maximum measurements

First Floor Landing

Bedroom One 11'2" x 8'7" (3.4m x 2.6m)

Bedroom Two 11'2" x 8'4" (3.4m x 2.5m)

maximum measurements

Bedroom Three 8'1" x 6'3" (2.5m x 1.9m)

Family Bathroom 8'6" x 6'5" (2.6m x 2m)

maximum measurements

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.

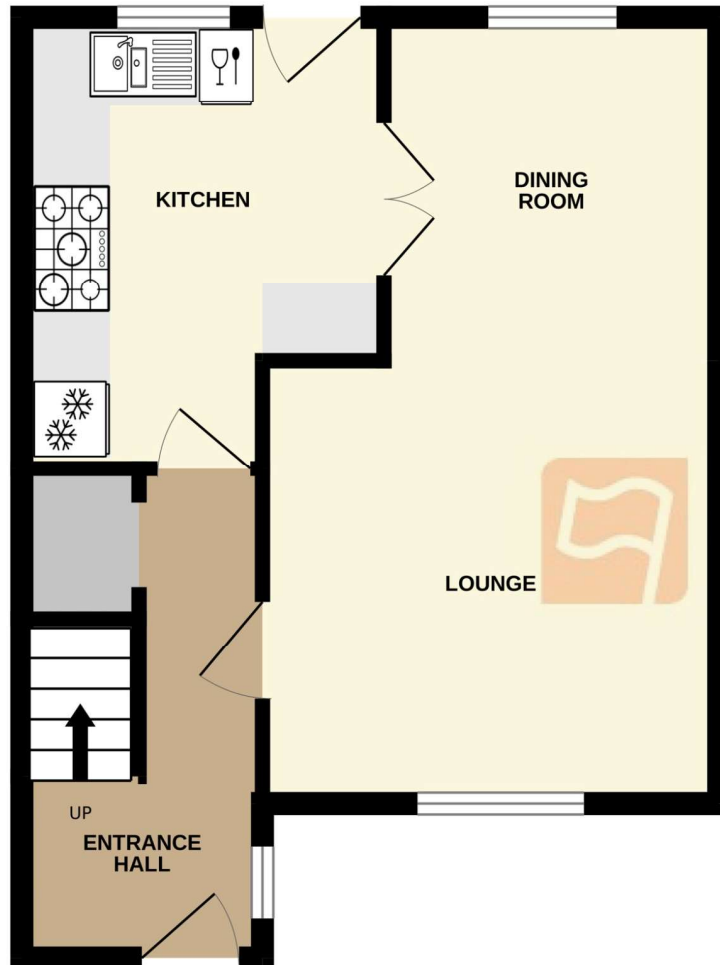
Anti-Money Laundering Regulations

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.

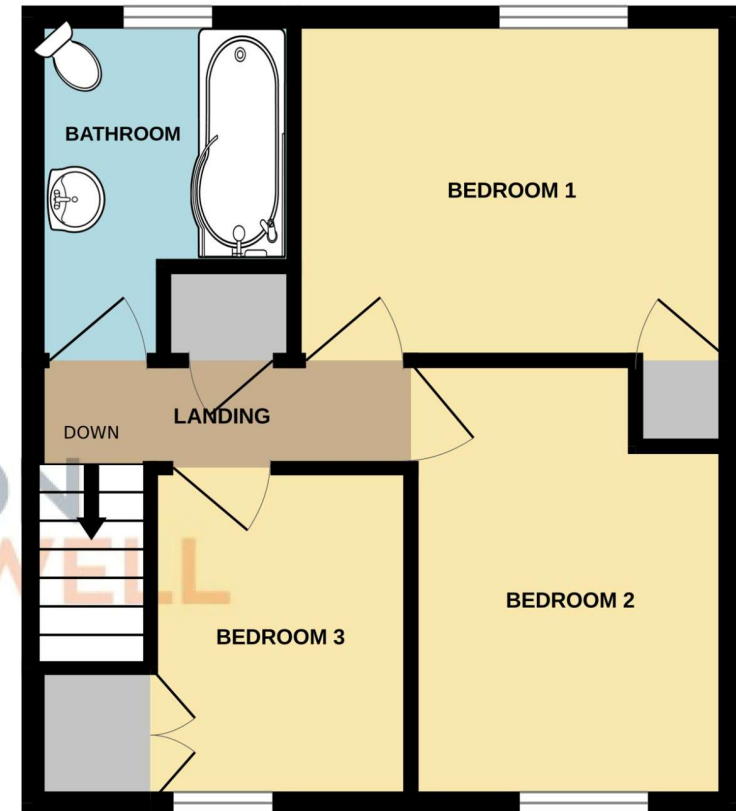
Referrals

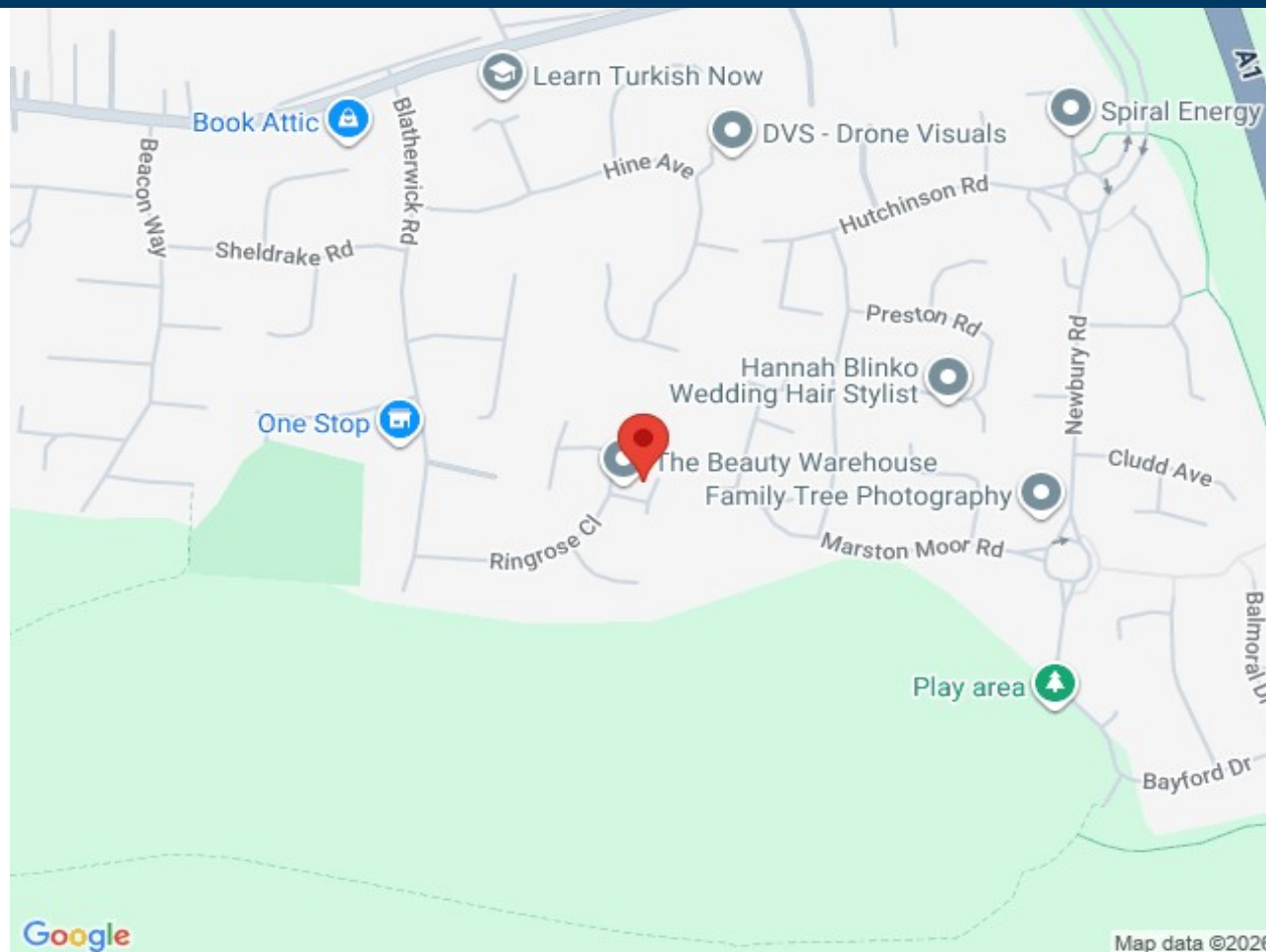
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GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		