



Robinson Close, Newark



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Guide Price £220,000 to £225,000

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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.

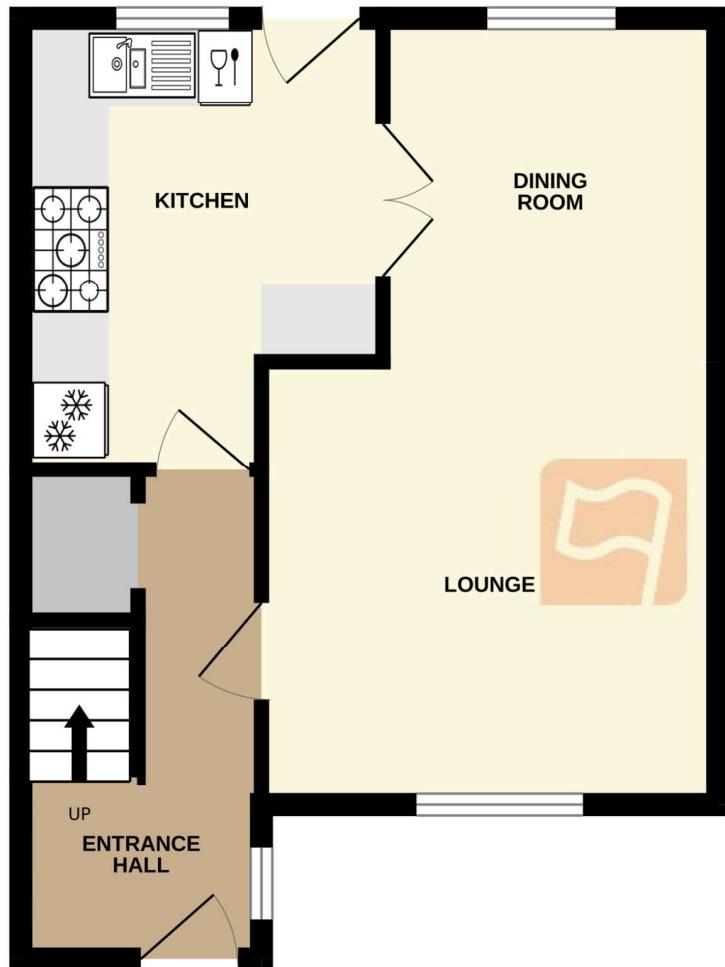
Anti-Money Laundering Regulations

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.

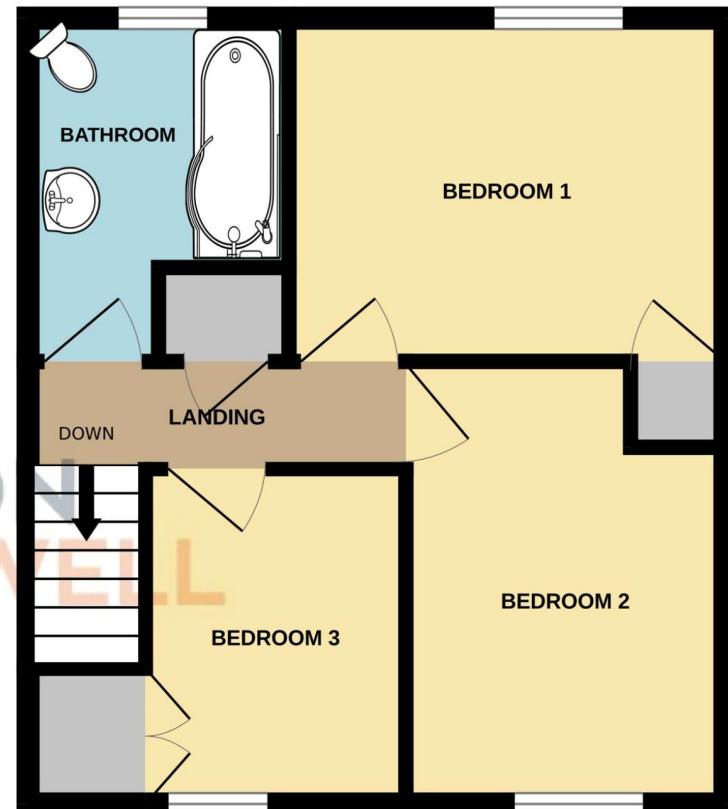
Referrals

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.

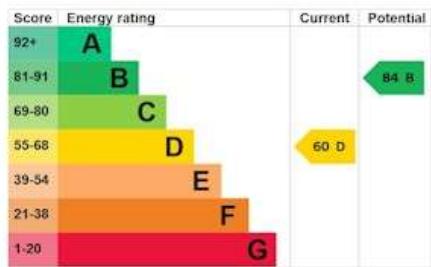
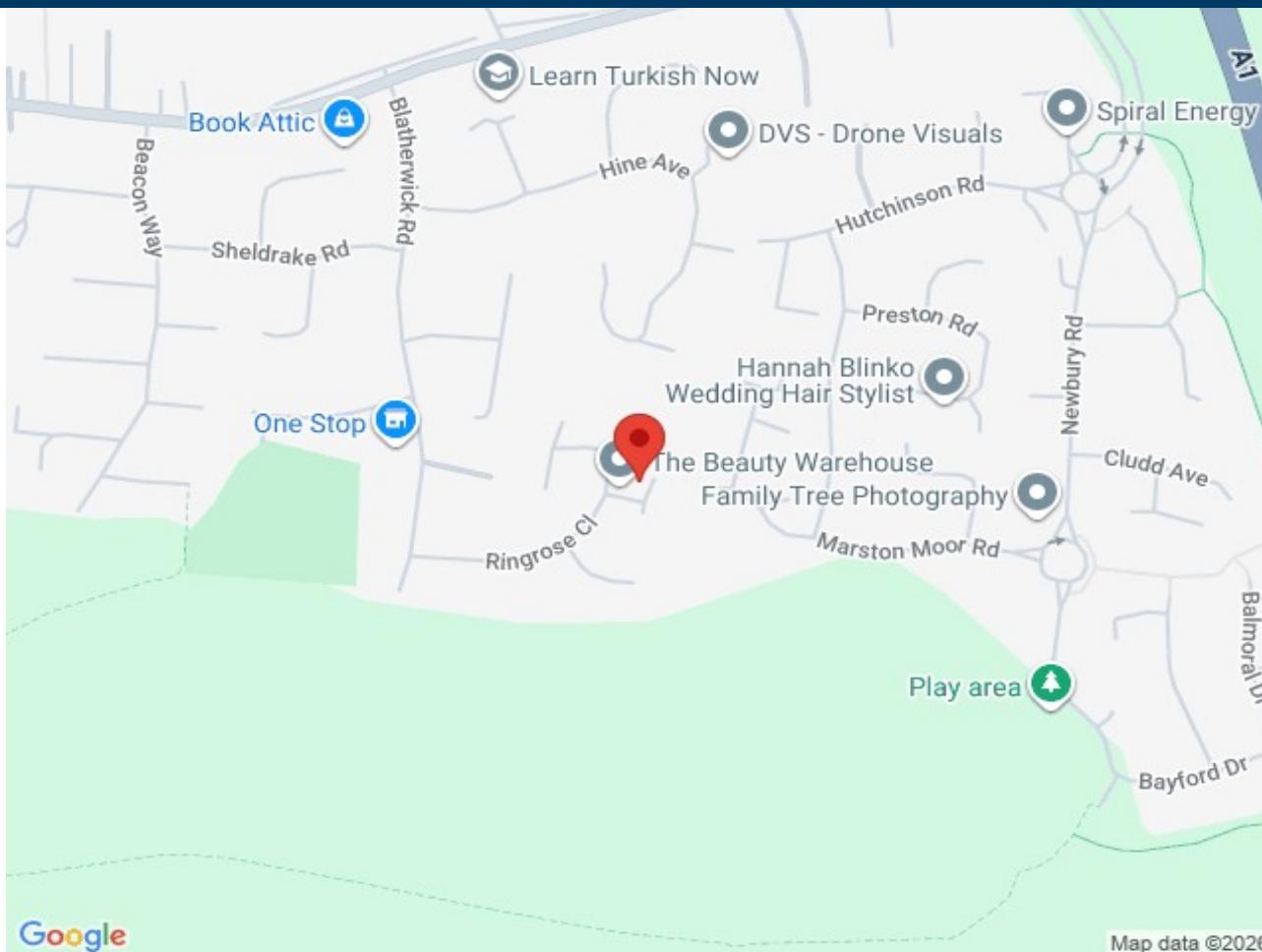
GROUND FLOOR



1ST FLOOR



NEWTON
FOLLOWELL



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