

Massey Court, Newark NG24 1TR



GUIDE PRICE £250,000 to £260,000. A substantial three storey family home situated in this popular residential area a short distance from the town centre and Northgate train station. The accommodation includes four excellent double bedrooms, a nicely proportioned lounge and a FABULOUS BREAKFAST KITCHEN. There are two en-suites and a family bathroom. The property has allocated parking and a single garage. Double glazing and gas central heating are installed. Early viewing is very strongly recommended.

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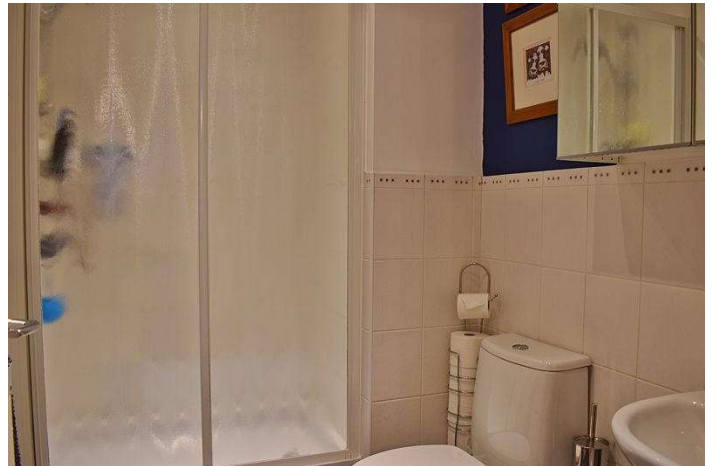




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Situation and Amenities

The property is situated a short distance from Newark town centre. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the lounge, the cloakroom and the breakfast kitchen. The hallway has two ceiling light points and a radiator.

Cloakroom

The ground floor cloakroom is fitted with a WC and wash hand basin, and has a ceiling light point, an extractor fan and a radiator.

Lounge 13' 2" x 11' 0" (4.01m x 3.35m) (excluding bay window)

This nicely proportioned reception room has a bay window to the front elevation with bespoke fitted blind. The lounge has cornice to the ceiling, a ceiling light point and a radiator.

Breakfast Kitchen 17' 8" x 17' 1" (5.38m x 5.20m)

This fabulous room is the heart of the home and has a window to the rear elevation, and bi-fold doors providing access out to the garden. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an induction hob with extractor hood above, eye level double oven and microwave combination with warming drawer, and a dishwasher. In addition there is space and plumbing for a washing machine and a tumble dryer, and further space for an American style fridge/freezer. The breakfast kitchen is of sufficient size to comfortably accommodate a large dining table and occasional furniture, and has a ceramic tiled floor, recessed ceiling spotlights, a pendant light over the dining area and a radiator. The central heating boiler is located within the kitchen.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing where bedrooms one and two are located. The landing has a window to the front elevation, two ceiling light points and a radiator. The airing cupboard is located here. The staircase continues to the second floor.

Bedroom One 14' 6" x 12' 2" (4.42m x 3.71m)

A fabulous sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 7' 4" x 5' 3" (2.23m x 1.60m)

The en-suite has an opaque window to the rear and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has part ceramic wall tiling, recessed ceiling spotlights, an extractor fan, a shaver socket and a radiator.

Bedroom Two 12' 8" x 11' 4" (3.86m x 3.45m) (plus door recess)

A further excellent sized double bedroom having a window to the front elevation, a useful fitted storage cupboard and a comprehensive range of fitted wardrobes. The room also has a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite to Bedroom Two 7' 9" x 5' 3" (2.36m x 1.60m)

Having a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. This en-suite has part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan, a shaver socket and a radiator.

Second Floor Landing

The spacious second floor landing has a ceiling light point and doors into the two further bedrooms and the family bathroom.

Bedroom Three 14' 5" x 13' 9" (4.39m x 4.19m)

An excellent sized double bedroom with two dormer windows to the front elevation, a ceiling light point and two radiators.

Bedroom Four 12' 5" x 11' 3" (3.78m x 3.43m)

Bedroom four is also a large double and has a dormer window to the rear elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

The family bathroom is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a radiator.

Outside

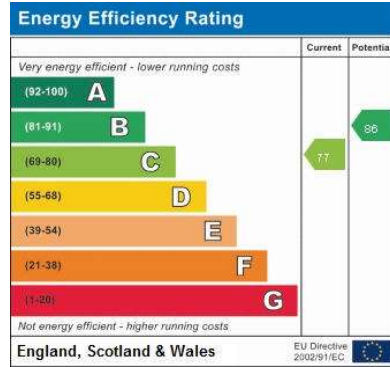
To the front of the property is a small hard landscaped garden, adjacent to which is the footpath leading to the front door. The rear garden is fully enclosed via a curved brick wall and is laid primarily to lawn. There is a substantial patio area which provides an ideal outdoor seating and entertaining space. From here there is gated access to the side that leads around to the parking and garage.

Single Garage 16' 0" x 8' 0" (4.87m x 2.44m)

The garage is situated directly adjacent to the rear of the property in a block of four beneath the coach house. There is an up and over door, and parking space to the front.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

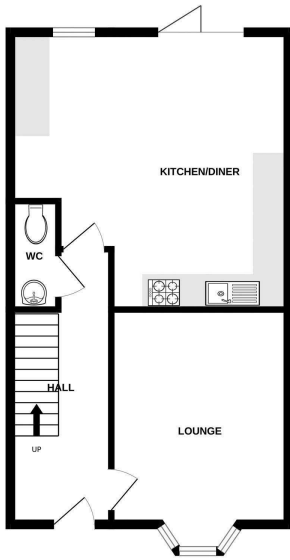
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

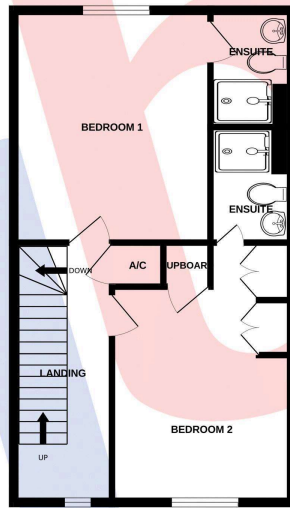
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00005251 03 August 2024



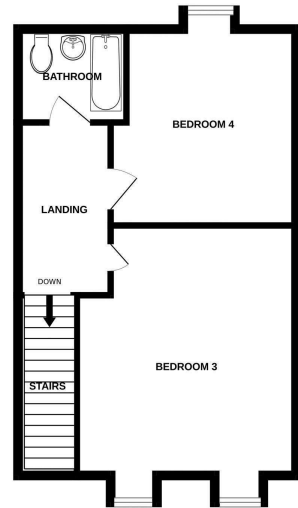
GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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