

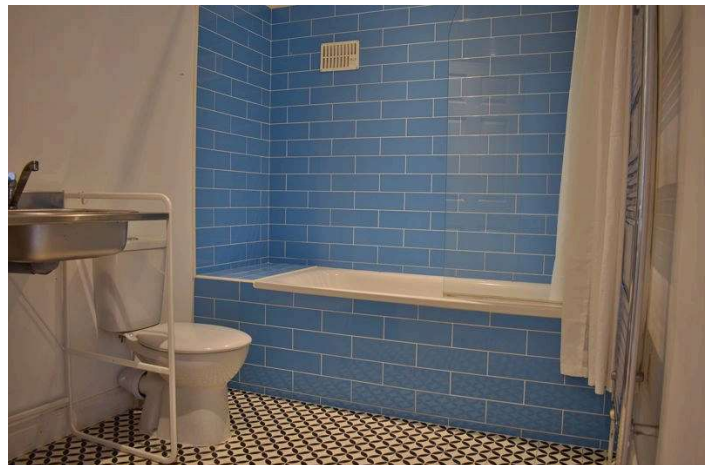
Lincoln Road, Newark NG24 2DQ

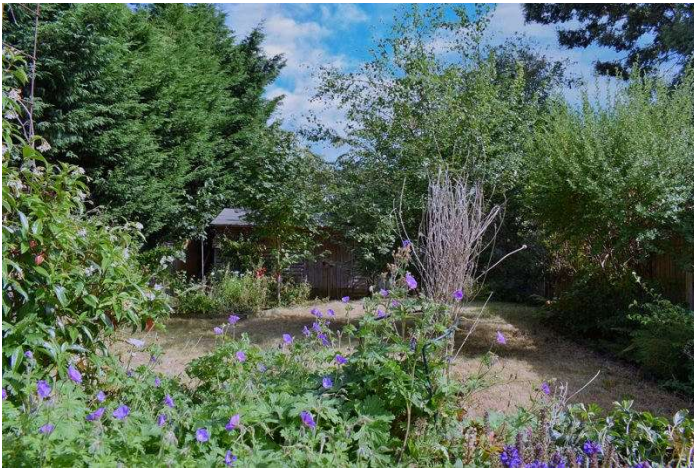


Early viewing is essential to appreciate this substantially extended three bedroom semi-detached property situated in a popular location a short distance from the town centre. In addition to the three bedrooms, there is a store/study, two reception rooms, a large dining kitchen, ground floor shower room and first floor bathroom. There is ample off road parking and an enclosed garden to the rear. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

£270,000







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, Morrisons, Asda, Aldi 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:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, beneath which is sited a large and useful storage cupboard. The hallway provides access to the store room/study, ground floor shower room, lounge and sitting room. The hallway has wooden flooring, recessed ceiling spotlights and a radiator.

Store Room/Study 7' 6" x 7' 2" (2.28m x 2.18m)

This versatile room was previously utilised as a store room for coats and shoes etc., but would serve equally well as a small study or play room. The room has wooden flooring, recessed ceiling spotlights and a radiator.

Ground Floor Cloakroom/Shower Room 8' 6" x 5' 9" (2.59m x 1.75m)

Having a high level opaque window to the front elevation and fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room has bespoke fitted storage cupboards, electric underfloor heating, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Sitting Room/Family Room 16' 10" x 10' 8" (5.13m x 3.25m)

This large reception room is located within the extended part of the home and has French doors to the rear elevation with bespoke fitted window shutters. The sitting room/family room is complemented with the same flooring as that of the hallway, and has recessed ceiling spotlights and two radiators.

Lounge 13' 10" x 10' 6" (4.21m x 3.20m) (excluding bay window)

This well proportioned reception room has a bay window to the front elevation with bespoke fitted shutters. The focal point of the lounge is the fireplace with log burning stove inset and sat on a tiled hearth. Located to one side of the chimney breast are bespoke fitted storage cupboards. The lounge has solid wood flooring, recessed ceiling spotlights and a radiator. The room is open plan through to the dining kitchen.

Dining Kitchen 16' 9" x 11' 5" (5.10m x 3.48m)

The dining kitchen has a window to the rear elevation, two skylight windows to the side, and a half glazed door providing access out to the garden. The kitchen area is fitted with an extensive range of base units complemented with granite work surfaces and matching splash backs. There is a sink, and integrated appliances include an oven, a ceramic hob with extractor hood above and dishwasher. The room is of sufficient size to accommodate a dining table and has the same flooring that flows through from the lounge, recessed ceiling spotlights and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has solid wood flooring and recessed ceiling spotlights. Access to the loft space is obtained from here.

Bedroom One 16' 10" x 15' 3" (5.13m x 4.64m)

A very large double bedroom with two windows to the rear elevation with bespoke fitted shutters, and an opaque window to the side. Agent's note: this bedroom formerly had an en-suite and it is understood that the plumbing remains in-situ but prospective purchasers should conduct their own investigations. The bedroom has solid wood flooring, recessed ceiling spotlights and two radiators. A cupboard houses the central heating boiler.

Bedroom Two 13' 11" x 10' 3" (4.24m x 3.12m)

A further excellent sized double bedroom with a window to the front elevation. The bedroom has an ornamental fireplace and either side of the chimney breast are fitted bookshelves. The room has wooden flooring, recessed ceiling spotlights and a radiator.

Bedroom Three 11' 9" x 6' 9" (3.58m x 2.06m)

A good sized third bedroom with a window to the front elevation, solid wood flooring, recessed ceiling spotlights and a radiator. This room was formerly used as a dressing room and has bespoke fitted shelving and rails.

Bathroom 8' 6" x 6' 9" (2.59m x 2.06m)

The bathroom is fitted with a bath with mains shower above, stainless steel sink and drainer, and a WC. The bathroom has a heated towel rail, recessed ceiling spotlights, part ceramic tiled walls and an extractor fan.

Outside

To the front of the property is an expansive block paved driveway which is accessed via twin five bar gates, and provides off road parking for numerous vehicles. Gated access down the side leads to the rear garden.

Rear Garden

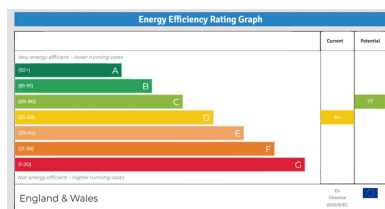
The rear garden is fully enclosed and adjacent to the rear of the property is a patio area which provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid to lawn edged with well stocked borders containing a vast array of mature shrubs, plants and trees. Located at the foot of the garden and included within the sale is a sizeable timber garden shed.

Council Tax

The property is in Band C.

PROBATE

Please be advised that the sale of this property is subject to probate. We have been informed that this has started.



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

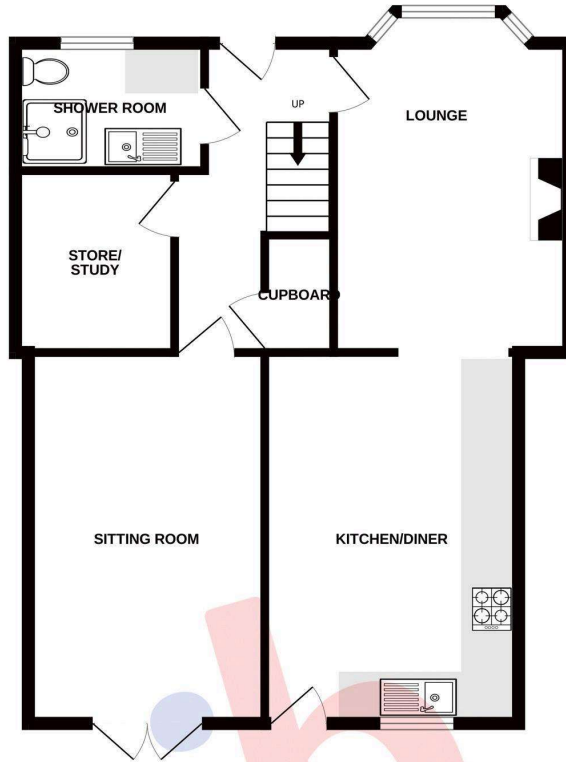
Possession/Tenure

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

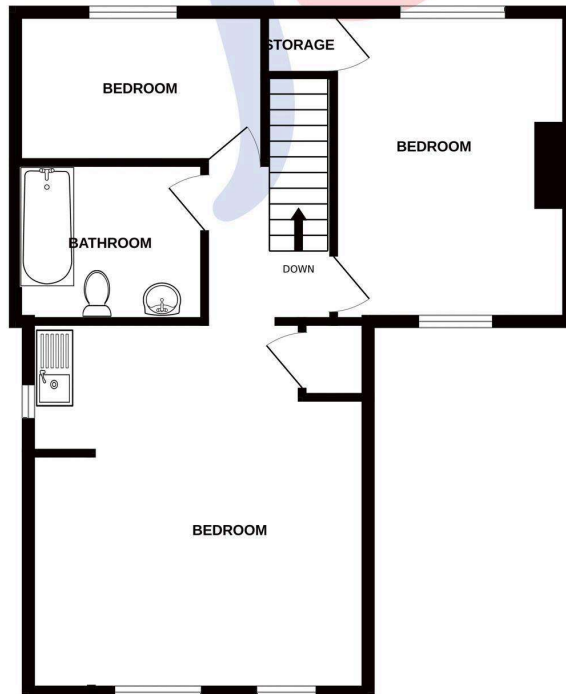
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees** Please note that we can recommend 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. 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. 00006964 14 August 2024

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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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