

Lily Lane, Newark NG24 2RH



GUIDE PRICE £200,000 to £210,000. A well presented three bedroom semi detached home situated on this popular residential development. In addition to the three bedrooms, the property has an excellent sized lounge, a spacious breakfast kitchen, ground floor cloakroom, en-suite to the master, and a family bathroom. There is ample off road parking and an enclosed garden to the rear. The property is double glazed and has gas central heating. Early viewing is strongly recommended.

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Situation and Amenities

Newark-on-Trent stands on the banks of the River Trent and is a market town steeped in history with a dramatic castle and one of the finest Georgian market squares in the UK. The town has excellent commuter links in all directions by both road and rail, with the East Coast Mainline trains taking a little over an hour to London Kings Cross, and the A1 and A46 providing good road links. Newark boasts some superb shopping facilities, from individual boutique shops to major retail stores, and an array of markets held regularly. There is a wide range of excellent schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, golf courses and easy access to Sherwood Forest and Southwell Racecourse.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has doors leading into the cloakroom and the lounge. The hallway itself is complemented with wood laminate flooring, and also has a ceiling light point and a radiator.

Cloakroom

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

Lounge 15' 0" x 11' 4" (4.57m x 3.45m)

This excellent sized reception room has a window to the front elevation and a door providing access to the inner hallway. This spacious lounge has a ceiling light point and two radiators.

Inner Hallway

The inner hallway has the staircase rising to the first floor and a door leading into the breakfast kitchen. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Breakfast Kitchen 14' 10" x 10' 9" (4.52m x 3.27m) (at widest points)

This very good size breakfast kitchen has a window to the rear elevation and glazed French doors leading out into the rear garden. The kitchen area is fitted with an excellent range of base and wall units, with roll top work surfaces and complementing splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with gas hob and extractor hood above, space for a vertical fridge/freezer and space and plumbing for a washing machine. The central heating boiler is located within the kitchen. The breakfast kitchen is of sufficient size to comfortably accommodate a dining table, and is enhanced with ceramic tiled flooring. The room also has two ceiling light points and a radiator.

First Floor Landing

As previously mentioned, the staircase rises from the inner hallway to the first floor landing which has doors into the three bedrooms and the family bathroom. Access to the boarded roof space is obtained from the landing. There is a useful storage cupboard located on the landing as well as a ceiling light point.

Bedroom One 10' 0" x 8' 8" (3.05m x 2.64m) (excluding wardrobes)

A double bedroom having a window to the rear elevation. This room has a fitted double wardrobe, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 9' 9" x 4' 6" (2.97m x 1.37m) (at widest points)

This well appointed en-suite has an opaque window to the rear elevation and is fitted with a double width walk in shower cubicle with mains shower, pedestal wash hand basin and WC. In addition there is a ceiling light point, an extractor fan, a shaver's socket and a heated towel rail.

Bedroom Two 9' 5" x 7' 9" (2.87m x 2.36m)

A further double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 7' 8" x 6' 10" (2.34m x 2.08m) (including wardrobe recess)

A good sized third bedroom with a window to the front elevation, a ceiling light point and a radiator. This room is currently utilised as a home office.

Family Bathroom 7' 8" x 6' 3" (2.34m x 1.90m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom has a ceiling light point, a shaver's socket and a heated towel rail.

Outside

To the front of the property there is a footpath that leads to the front door. Located to the side is the driveway which provides off road parking for two vehicles. There is gated access to the rear garden.

Rear Garden

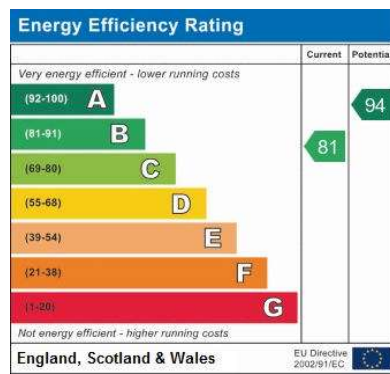
The rear garden is fully enclosed and laid primarily to lawn edged with borders containing a variety of plants and shrubs. There is a patio area adjacent to the French doors from the breakfast kitchen which provides an ideal outdoor seating and entertaining space. The timber garden shed is included in the sale.

Tenure

The tenure of the property is leasehold on a 999 year lease from 1 January 2015. We have been informed by the vendor that there is a current ground rent payable of approximately £150.00 per annum. None of the above has been verified by the agent, potential purchasers should get their legal representative to confirm.

Council Tax

To be confirmed.



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

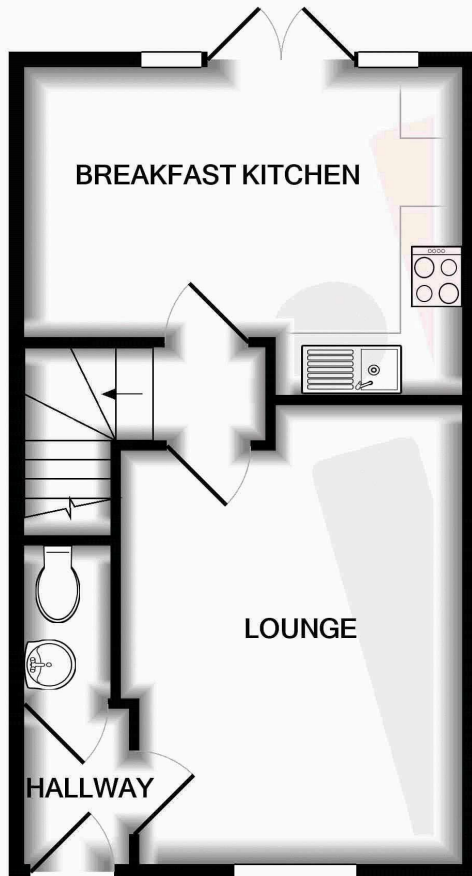
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

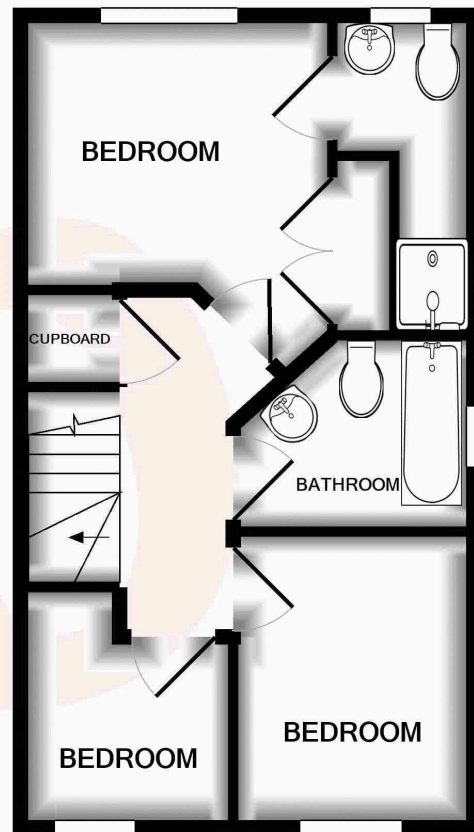
Vacant possession will be given upon completion. The tenure of the property is Leasehold.

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



GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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