

## London Road, Newark NG24 1TN



**GUIDE PRICE £600,000 to £640,000.** Little Apples is a real hidden gem given its proximity to the town centre and the wonderful private grounds in which it sits. The property is deceptively spacious and has versatile accommodation including three/four reception rooms and three/four bedrooms, subject to use. In addition there is a recently re-fitted kitchen, utility room, two bathrooms and an en-suite to the master. This home has ample off road parking, a garage and a workshop/store. Double glazing and gas central heating are installed. Early viewing is absolutely essential.

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## Situation and Amenities

The property is situated on a highly sought after residential road a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Vestibule 9' 3" x 4' 0" (2.82m x 1.22m)

The entrance vestibule has a ceramic tiled floor, wood panelled ceiling and recessed ceiling spotlights. There is a glazed wall and a door leading into the spacious reception hallway.

## Reception Hallway

The spacious and welcoming reception hallway has a feature staircase rising to the first floor and doors leading into the lounge, dining room, sitting room, ground floor bedroom and shower room. Within the hallway is a storage cupboard which is sited beneath the staircase, and a further large and useful built-in storage cupboard. The hallway has wood laminate flooring, wall light points and a radiator.

### Lounge 17' 11" x 11' 0" (5.46m x 3.35m) (excluding bay window)

This large reception room has a square bay window to the front and a further window to the side elevation. The lounge is complemented with the same flooring that flows through from the hallway, and has both wall and ceiling light points and a radiator.

### Sitting Room/Study 14' 11" x 11' 11" (4.54m x 3.63m)

This versatile room has a window to the front elevation is currently used as a dual purpose study and sitting room but would serve equally well as a ground floor bedroom if required. The room has wood laminate flooring, wall light points and a radiator.

### Dining Room 14' 6" x 8' 10" (4.42m x 2.69m)

The dining room has sliding patio doors to the rear elevation leading through into the conservatory. There is also access into the kitchen which gives a good flow to the ground floor accommodation. The dining room has wood laminate flooring, both wall and ceiling light points and a radiator.

### Conservatory 9' 7" x 8' 7" (2.92m x 2.61m)

This delightful conservatory has full height windows and sliding patio doors enjoying fabulous views across the garden. There is a glass pitched roof and wood laminate flooring.

### Kitchen 13' 9" x 9' 7" (4.19m x 2.92m)

The recently fitted kitchen has a window to the rear elevation and comprises an excellent range of base and wall units complemented with contemporary square edge work surfaces and matching splash backs. There is a Belfast sink, and integrated appliances include an eye level double oven, a five burner gas hob with extractor hood above, and a dishwasher. There is space for an American style fridge/freezer. The kitchen has a wood panelled ceiling with recessed ceiling spotlights, the same flooring flowing through from the dining room and an opening leading through to the side passageway.

## Side Passageway

The side passageway has recessed ceiling spotlights and a radiator. Accessed from here is a large larder cupboard and the utility room.

### Utility Room 7' 7" x 5' 1" (2.31m x 1.55m)

The utility room has a high level window to the side elevation and a door leading out into the garden. This room has a range of base units to match those of the kitchen, once again with square edge work surfaces. There is a ceramic sink and space and plumbing for a washing machine. The utility room has a panelled ceiling, recessed ceiling spotlights, a tiled floor and a radiator.

### Ground Floor Bedroom Three 11' 11" x 11' 7" (3.63m x 3.53m)

An excellent sized double bedroom with a window to the side elevation, wood laminate flooring, a ceiling light point and a radiator.

### Ground Floor Bathroom 9' 1" x 8' 8" (2.77m x 2.64m)

This beautifully appointed bathroom has an opaque window to the rear and is fitted with a contemporary double ended bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains rainwater head shower. The bathroom is enhanced with a ceramic tiled floor and walls. In addition there are two ceiling spotlights and a heated towel rail.

## First Floor Landing

The feature staircase rises from the hallway to the spacious first floor landing which has a window to the front elevation making it particularly bright and airy. The landing has doors into two bedrooms and the bathroom, wall light points and a radiator.

### **Bedroom Two** 20' 0" x 12' 0" (6.09m x 3.65m) *(into the eaves)*

This very large bedroom has a window to the side elevation and restricted head height within the sloping roof towards the eaves. The bedroom has fitted wardrobes, storage space within the eaves, a ceiling light point, a radiator and is air conditioned.

### **Bedroom One** 15' 2" x 11' 5" (4.62m x 3.48m) *(excluding wardrobes)*

A delightful master bedroom with a window to the front elevation, a comprehensive suite of fitted wardrobes with internal and overhead lighting, a ceiling light point, a radiator and is also air conditioned. A door leads through to the en-suite shower room.

## En-suite Shower Room

This well appointed en-suite is fitted with a walk-in shower with mains rainwater head shower, twin vanity unit with two sinks inset and storage beneath, and a WC. The en-suite has useful storage cupboards, one of which houses the central heating boiler. The room is complemented with ceramic wall and floor tiling and has a ceiling light point.

### **First Floor Bathroom** 10' 2" x 6' 0" (3.09m x 1.83m)

This beautifully appointed bathroom has a window to the rear elevation and is fitted with a white suite comprising a contemporary double-ended bath with mains shower above, and shower mixer stand. In addition there are twin sinks with storage beneath, and a WC. The bathroom is further enhanced with ceramic floor and wall tiling, and also has a ceiling light point and a heated towel rail.

## Outside

Little Apples is a real hidden gem given its proximity to the town centre and the wonderful plot in which it sits. The property is approached via electric gates which lead onto a substantial driveway providing off road parking for numerous vehicles. The driveway in turn leads to the garage. The gardens around this family home are well maintained and manicured. The front garden is of an excellent size and laid to a shaped lawn bounded by a number of mature hedges, plants, trees and shrubs and enjoys a high degree of privacy. There is access around either side of the property to the rear garden.

### **Garage** 22' 8" x 9' 1" (6.90m x 2.77m)

The garage has an up and over door to the front elevation, three windows to the side and a personnel door to the rear. The garage is equipped with power and lighting. Adjacent and attached to the garage is a workshop/store.

### **Workshop/Store** 15' 4" x 7' 11" (4.67m x 2.41m)

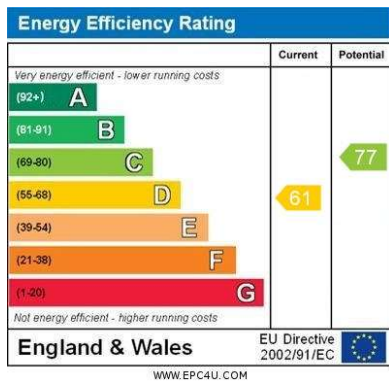
Having a window to the front and a personnel door out to the garden. The workshop/store is equipped with power and lighting.

## Rear Garden

The rear garden consists of a beautifully maintained and shaped lawn bounded by borders containing a vast array of mature shrubs, plants and trees. The garden is both unique and interesting in design and contains a whole host of individual areas including raised terraces, vegetable garden, hard landscaped areas and numerous opportunities for seating. The summerhouse and greenhouse are included within the sale. The entire garden enjoys a very high degree of privacy.

## Council Tax

The property is in Band G.



## 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

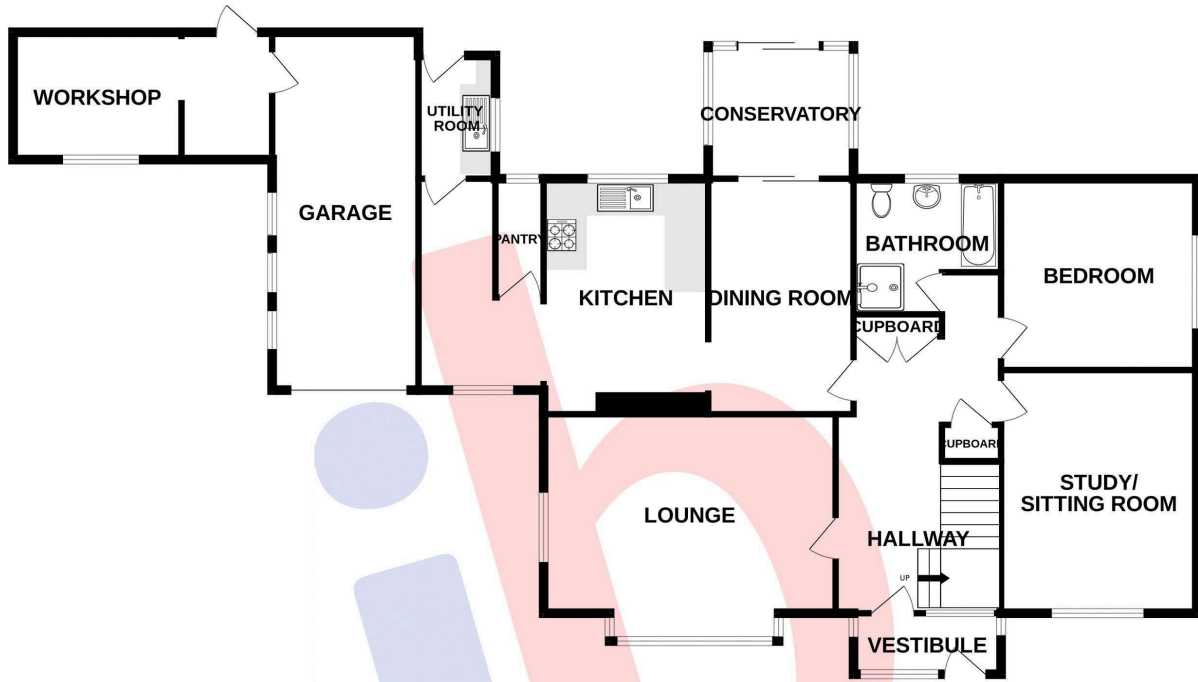
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

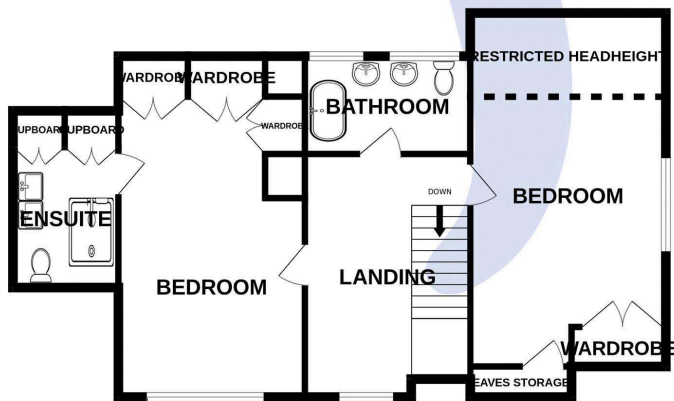
## Services/Referral Fees

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. 00007308 26 April 2025

GROUND FLOOR  
1640 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 2430 sq.ft. (225.8 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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