

Hounsfield Close, Newark NG24 2LR



A three bedroom semi detached property situated in this highly sought after residential area. In addition to the three bedrooms, the property has a lounge, kitchen/diner and first floor bathroom. There is off road parking and an enclosed garden to the rear. The property is double glazed and has gas central heating but would benefit from some updating. Available for purchase with NO CHAIN.

£170,000





Situation and Amenities

The property is situated in a sought after residential area 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 which is located to the side of the property, this leads into:

Entrance Porch 5' 8" x 3' 3" (1.73m x 0.99m)

The porch has a window to the side elevation, a ceiling light point and a door into the lounge.

Lounge 15' 0" x 14' 1" (4.57m x 4.29m)

This excellent sized and well proportioned reception room has a window to the front elevation, a glazed door providing access to the kitchen/diner and the staircase leading to the first floor. The focal point of the lounge is the fireplace with gas fire. The room has both wall and ceiling light points, dado rail and a radiator.

Kitchen/Diner 15' 0" x 9' 6" (4.57m x 2.89m)

Having two windows to the rear elevation and a half glazed door that provides access out to the garden. The kitchen area is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space for a free standing electric cooker, space and plumbing for both a washing machine and dishwasher, and further space for a larger fridge. The room is of sufficient size to comfortably accommodate a dining table and has two ceiling light points and a radiator. The central heating boiler is located here.

First Floor Landing

As mentioned, the staircase rises from the lounge to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a ceiling light point, dado rail and a radiator. Access to the loft space is obtained from here.

Bedroom One 10' 2" x 9' 8" (3.10m x 2.94m) *(plus door recess)*

A double bedroom with a window to the rear elevation, fitted wardrobes, a ceiling light point and a radiator.

Bedroom Two 10' 10" x 8' 2" (3.30m x 2.49m)

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

Bedroom Three 7' 10" x 6' 6" (2.39m x 1.98m)

A single bedroom or home office with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 6' 9" x 6' 5" (2.06m x 1.95m)

The bathroom has an opaque window to the rear and is fitted with a coloured suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, a ceiling light point and a radiator. The airing cupboard is located here.

Outside

To the front of the property is a small lawned garden adjacent to which is the driveway providing 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. There is a patio area situated adjacent to the rear of the house and located at the foot of the garden is a timber shed (in need of repair).

PROBATE

Potential purchasers are advised that the sale of this property is subject to grant of probate which has been applied for.

Council Tax

The property is in Band B.

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.

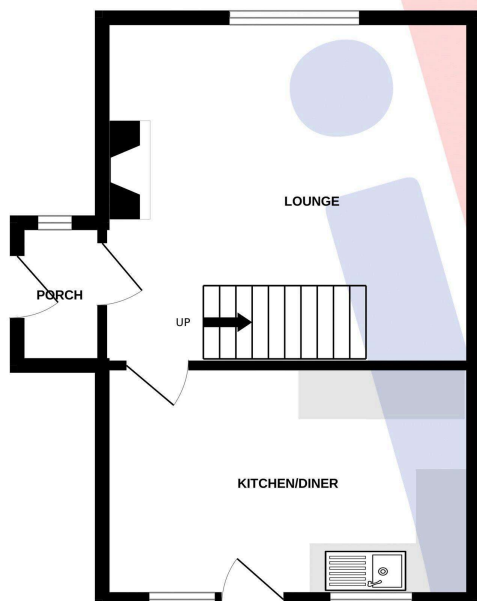
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

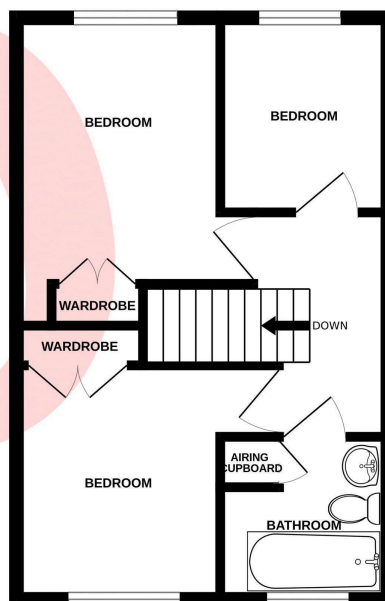
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007166 24 May 2025



GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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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