

Lincoln Street, Newark NG24 1HP



GUIDE PRICE £140,000 to £150,000. A three bedroom traditional mid terrace property situated conveniently for Northgate Railway Station, the retail park and Newark town centre. In addition to the three bedrooms, there is a well proportioned lounge, a fitted kitchen and ground floor shower room. The property has recently been considerably refurbished to include a new kitchen, shower room, floor coverings and decor. Available for purchase with NO CHAIN.

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Situation and Amenities

The property is situated a short distance from the town centre and Newark Northgate railway station which 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:

Lounge 12' 10" x 11' 10" (3.91m x 3.60m)

This good sized and well proportioned reception room has a window to the front elevation, and a feature ornamental fireplace (non working), to one side is a bespoke fitted storage cupboard. The lounge has wood laminate flooring, a ceiling light point and a radiator. A door provides access through to the kitchen.

Kitchen 11' 8" x 9' 8" (3.55m x 2.94m) (plus storage space beneath the staircase)

The kitchen has a window to the rear elevation and has recently been re-fitted with an excellent range of base units complemented with square edge work surfaces and metro tiled splash backs. There is a sink, and integrated appliances include an oven and a gas hob with extractor hood above. In addition there is space and plumbing for a washing machine. Beneath the staircase is a large and useful storage space which could house a vertical fridge/freezer. The kitchen is complemented with the same flooring that flows through from the lounge, and also has a ceiling light point and a vertical radiator. From the kitchen a sliding door opens to reveal the staircase leading to the first floor, and a further door leads to the rear hallway.

Rear Hallway

The rear hallway has a door leading out into the garden and a further door into the shower room. The hallway has a useful storage cupboard.

Shower Room 9' 8" x 5' 11" (2.94m x 1.80m)

This recently re-fitted shower room has an opaque window to the side elevation and is fitted with an oversized 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 is complemented with mermaid board. In addition there is a ceiling light point and a heated towel rail.

First Floor Landing

The staircase rises from the kitchen to the first floor landing which has doors into two bedrooms, and a ceiling light point.

Bedroom One 12' 7" x 11' 9" (3.83m x 3.58m)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Two 11' 8" x 9' 8" (3.55m x 2.94m)

A further double bedroom having a window to the rear elevation, a ceiling light point and a radiator. The bedroom has a fitted storage cupboard which also houses the central heating boiler. A door opens to reveal the staircase leading to the third/attic bedroom.

Bedroom Three/Attic Room 11' 8" x 11' 5" (3.55m x 3.48m)

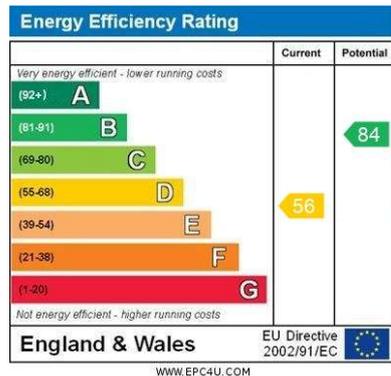
Bedroom three/attic bedroom has a high level window to the rear elevation, a ceiling light point and a radiator.

Outside

To the rear is a small enclosed courtyard garden which provides an ideal outdoor seating space.

Council Tax

The property is in Band A.



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

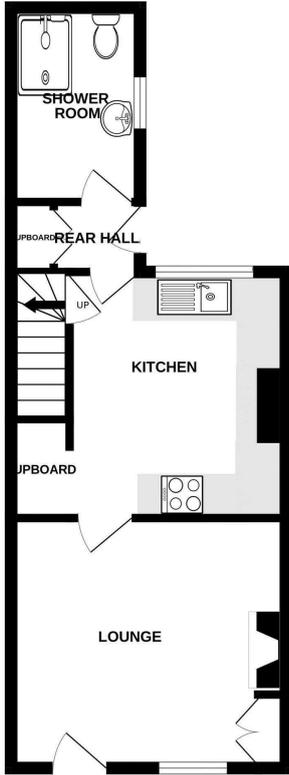
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

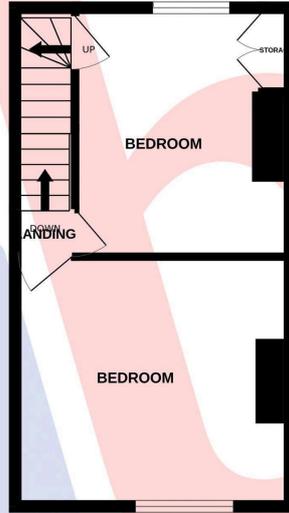
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007375 11 June 2025

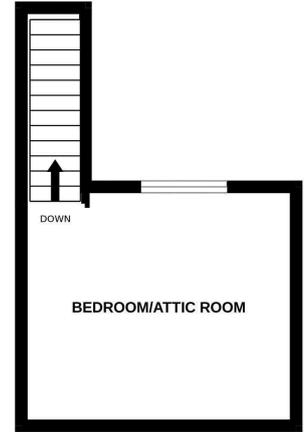
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



ATTIC ROOM
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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