

Winthorpe Road, Newark NG24 2AA



GUIDE PRICE £170,000 to £180,000. A three bedroom end terrace property situated on this popular residential road a short distance from Newark town centre. In addition to the three bedrooms, the property has an excellent sized lounge/diner, kitchen, first floor bathroom and separate WC. The property has off road parking, two useful outbuildings and a good sized garden to the rear. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

Guide Price £170,000 to £180,000



Situation and Amenities

Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include an 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 Hallway

The entrance hallway has the staircase rising to the first floor, a ceiling light point and a door into the lounge/diner.

Lounge/Diner 19' 11" x 11' 2" (6.07m x 3.40m)

This excellent sized reception room has a window to the front elevation, French doors leading out to the garden and a further door into the kitchen. The focal point is the feature fireplace with electric fire inset. The lounge/diner has cornice to the ceiling, two ceiling lights points and a radiator. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture.

Kitchen 11' 4" x 8' 8" (3.45m x 2.64m)

The kitchen has a window to the rear elevation and a door to the side providing access to the outbuildings. The kitchen is fitted with a good range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven and a gas hob with extractor hood above. In addition there is space and plumbing for a washing machine. The kitchen has a ceiling light point and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into the three bedrooms, the bathroom and separate WC. The airing cupboard and access to the roof space are located on the landing.

Bedroom One 11' 3" x 10' 11" (3.43m x 3.32m) (plus wardrobe recess)

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

Bedroom Two 14' 1" x 8' 2" (4.29m x 2.49m)

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

Bedroom Three 8' 9" x 8' 3" (2.66m x 2.51m)

A good sized third bedroom with a window to the rear elevation overlooking the garden. The bedroom has a ceiling light point and a radiator.

Separate WC

The room has an opaque window to the rear and is fitted with a WC. There is also a ceiling light point and a radiator.

Bathroom 5' 6" x 5' 5" (1.68m x 1.65m)

The bathroom has an opaque window to the rear elevation and is fitted with a bath with electric shower above, and a pedestal wash hand basin. In addition there is a ceiling light point, an extractor fan and a radiator.

Outside

To the front of the property is a driveway which provides off road parking, adjacent to which is a lawned garden area. The garden also contains a variety of mature shrubs, plants and trees. Gated access at the side leads around to the rear. Located to the side of the property are two useful outbuildings.

Outbuilding One 8' 0" x 7' 4" (2.44m x 2.23m) (at widest points)

This outbuilding has an opaque window and is equipped with power, light and heating.

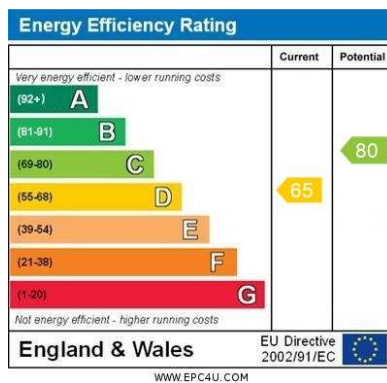
Outbuilding Two 4' 8" x 3' 0" (1.42m x 0.91m)

Rear Garden

The rear garden is of an excellent size and comprises a lawn and a number of mature shrubs, plants and trees. There is a sizeable block paved patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space. The timber garden shed is included within the sale.

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.

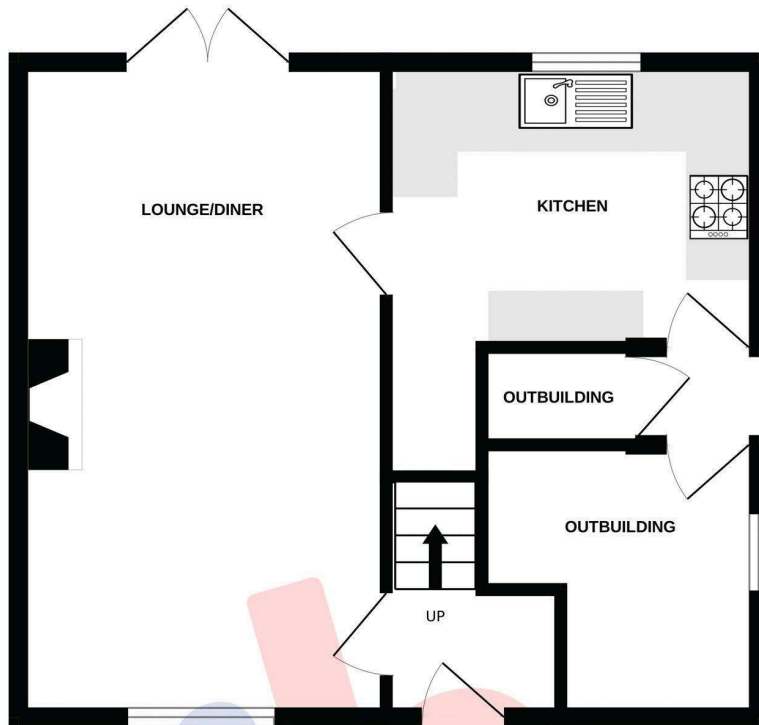
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can 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. 00007516 01 December 2025



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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

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as to their operability or efficiency can be given.
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