

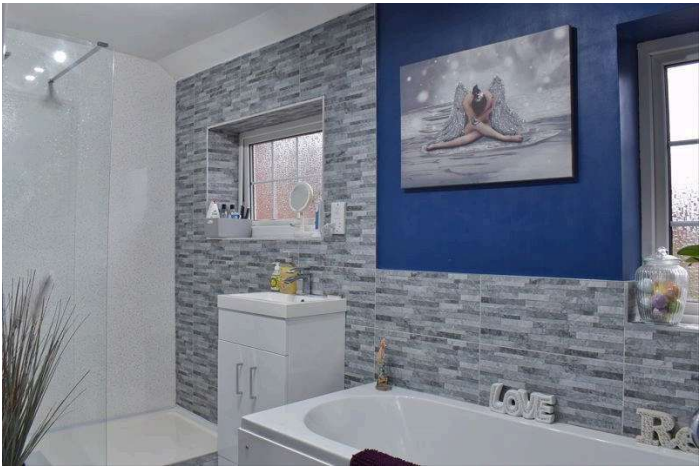
Grange Road, Newark NG24 4LE



GUIDE PRICE £180,000 to £190,000. *NO CHAIN*. A superbly presented three bedroom semi detached home situated in a popular residential area. The property has an excellent sized lounge, dining room, kitchen, conservatory and utility porch on the ground floor, with three bedrooms, a bathroom and separate WC on the first floor. The property is double glazed and has gas central heating. There is off road parking and a delightful landscaped garden to the rear.

Guide Price £180,000 to £190,000







Situation and Amenities

The property is situated in a popular location a short distance from local amenities. 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 Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the lounge and the dining room. The hallway has wood laminate flooring and a ceiling light point.

Lounge 19' 11" x 11' 0" (6.07m x 3.35m)

This excellent sized and well proportioned reception room has a bow shaped window to the front elevation with bespoke fitted shutters. French doors to the rear elevation provide access into the conservatory. The focal point of the lounge is the feature brick fireplace with living flame gas fire inset. The room has cornice to the ceiling, wall light points and a radiator.

Conservatory 7' 9" x 7' 9" (2.36m x 2.36m)

The upvc conservatory is a most useful and versatile additional space having triple aspect windows enjoying views of the garden and French doors leading out into the garden. The conservatory has a ceramic tiled floor and bespoke fitted blinds.

Dining Room 10' 9" x 8' 0" (3.27m x 2.44m) (at widest points)

This second reception room has a window to the side elevation with bespoke fitted shutters. The dining room also has cornice to the ceiling, a bespoke plate rail, the same flooring that flows through from the hallway, a ceiling light point and a radiator. Accessed from the dining room and sited beneath the staircase is a useful storage cupboard. An archway leads through to the kitchen.

Kitchen 11' 3" x 8' 8" (3.43m x 2.64m)

The well appointed kitchen has a window to the rear elevation enjoying views of the delightful garden. The kitchen is fitted with an excellent range of base and wall units, including display cabinets, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl ceramic sink and integrated appliances include an eye level double oven, gas hob and dishwasher. The kitchen has a wall mounted heater and recessed ceiling spotlights. From here a door provides access to the side porch/utility area.

Side Porch/Utility 14' 2" x 4' 0" (4.31m x 1.22m)

Having a door leading out to the driveway and high level windows to the side elevation. This very useful space is ideal for the storage of coats and shoes etc., it has a ceiling light point and is also plumbed for a washing machine.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms, the bathroom and separate WC. The landing has a ceiling light point and also provides access to the loft space.

Bedroom One 11' 2" x 11' 0" (3.40m x 3.35m)

An excellent sized double bedroom with a window to the front elevation with bespoke fitted shutters. The bedroom has a useful storage cupboard sited above the staircase, cornice to the ceiling, both wall and ceiling light points 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 with bespoke shutters, wood laminate flooring, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Bedroom Three 8' 7" x 8' 2" (2.61m x 2.49m)

A good sized third bedroom with a window to the rear elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. The bedroom is currently utilised as a home office/study.

Separate WC

This room has an opaque window to the rear elevation and is fitted with a WC, a ceiling light point and a radiator.

Bathroom 11' 3" x 5' 7" (3.43m x 1.70m)

This great sized and very well appointed bathroom has two opaque windows to the rear and is fitted with a bath and vanity unit with wash hand basin inset and storage beneath. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. There is also a ceiling light point, an extractor fan, shaver socket, a radiator and a heated towel rail.

Outside

The property is approached via twin wooden gates which lead onto a resin driveway providing off road parking for two vehicles. Adjacent to the driveway is a neatly maintained hard landscaped garden containing a variety of mature shrubs, plants and trees.

Rear Garden

The rear garden is fully enclosed and once again hard landscaped for ease of maintenance. There is a large patio area ideal for outdoor seating and entertaining and this is interspersed with borders containing a selection of mature shrubs, plants and trees.

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.

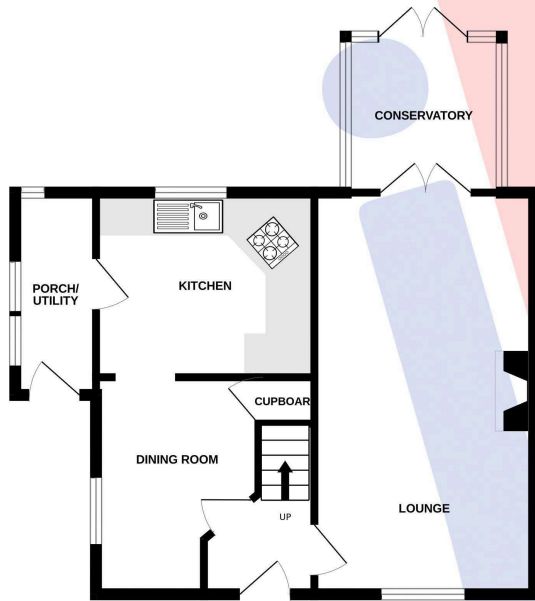
Services/Referral Fees

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

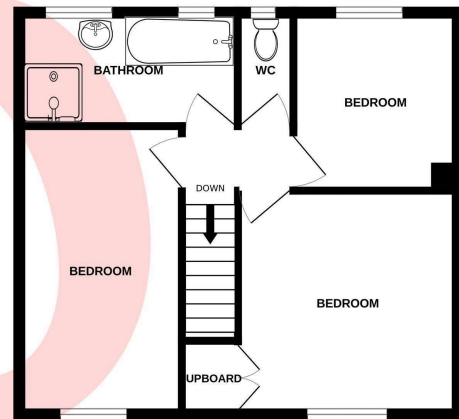
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007534 11 November 2025



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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