



Hine Avenue  
Newark

MOUNT & MINSTER



## Hine Avenue

Newark

One of the finest properties in the immediate area, extended and finished to an exceptional standard with superb outside space and ample private parking.

- Detached Dwelling
- Renovated Throughout
- Extended Dining Room
  - Lounge
- Contemporary Kitchen
  - Home Office
  - Leisure Room
  - Three Bedrooms
  - Shower Room
- Large Driveway & Garage



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### DESCRIPTION

A superb private home that has been meticulously updated, modernised and renovated by the current owners to create a contemporary yet tasteful residence that boasts a very large driveway and a range of different outbuildings. Accommodation briefly includes an impressive and modern kitchen, a lounge with a feature fire, an extended dining room with ample natural light, an outside office that is complimented by a leisure room currently accommodating a hot tub, both of which enjoy bifold doors, three bedrooms upstairs and a beautifully presented shower room.

### OUTSIDE

The property is approached onto a large tarmac driveway with extensive private parking and a generous garage. There is a lawn to the front and a side gate that leads to the back garden which is also predominately laid to lawn with an additional smaller lawn leading to a garden shed. The back has also been landscaped with an impressive resin pathway and wider area for outdoor eating and entertaining.

### LOCATION

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square.

Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre.

There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.





#### **SCHOOLS**

Newark offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies.

#### **SERVICES**

The property is centrally heated throughout and is connected to mains gas, water, drainage and electricity.

#### **ENERGY PERFORMANCE**

Rating: C

#### **COUNCIL TAX**

Band: C

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession on completion.

#### **VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

#### **ADDITIONAL INFORMATION**

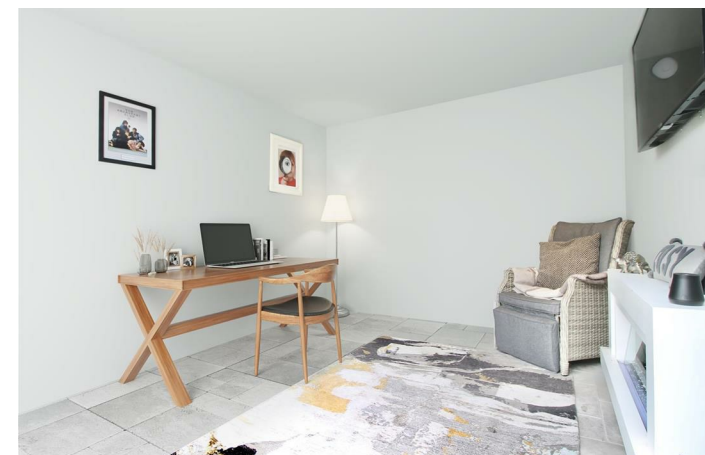
For further details, please contact Mount & Minster:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

#### **BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Hine Avenue, Newark



Approx. Gross Internal Floor Area 1202 sq. ft / 111.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

