



**PORTFOLIO**  
from



william h brown

Kempton House, Barnby Road, Newark



# Kempton House, Barnby Road, Newark

*This five bedroom detached property in the market town of Newark on Trent occupying a generous plot, parking, double garage and ample accommodation including two ensuites, utility room and a downstairs wc.*



## Entrance Hall

Radiator.

## Cloakroom

1' 1" x 4' 3" (0.33m x 1.30m)  
WC, wash hand basin & radiator.

## Study

9' 5" x 10' 2" (2.87m x 3.10m)  
Radiator and double glazed window to the front.

## Living Room

27' 9" x 12' 8" (8.46m x 3.86m)  
With gas fire, radiator, bay window to the front and French doors to the rear.

## Dining Room

14' 6" x 10' 8" (4.42m x 3.25m)  
Radiator and double glazed window to the rear.

## Kitchen

Kitchen with fridge, oven, two radiators, double glazed windows to the rear and double glazed patio doors into the rear garden.

## Utility Room

6' 4" x 9' 4" (1.93m x 2.84m)

With stainless steel sink and drainer and the boiler.

## First Floor - Landing

With loft access, storage cupboard, radiator and double glazed window to the front.

## Bedroom One

16' 5" x 11' 9" (5.00m x 3.58m)  
Radiator and double glazed window to the rear.

## En-suite

Part tiled ensuite with two wash hand basins, shower, bath, extractor, radiator and obscured window to the

front.

## Bedroom Two

16' 5" max x 11' 2" max (5.00m max x 3.40m max)  
Radiator and two double glazed windows to the rear.

## Bedroom Three

12' 9" x 9' 7" (3.89m x 2.92m)  
Radiator and double glazed window to the front.

## En-suite

WC, wash hand basin, shower, extractor and radiator plus obscured window to the side.

### **Bedroom Four**

14' 4" max x 9' 7" max ( 4.37m max x 2.92m max )

Radiator and double glazed window to the front.

### **Bathroom**

Part tiled bathroom with wc, wash hand basin, shower, bath, extractor, radiator and obscured window to the front.

### **Bedroom Five**

8' 9" x 14' 3" ( 2.67m x 4.34m )

Radiator and double glazed window to the rear.

### **Garage**

Double garage

### **Driveway**

Driveway with ample parking to the front of the property.



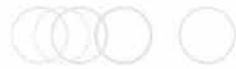




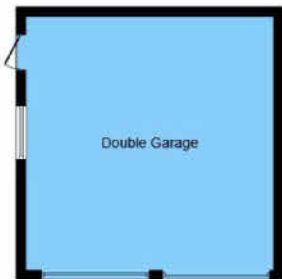
**Ground Floor**



**First Floor**



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**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

# Kempton House, Barnby Road, Newark

This five bedroom detached property in the market town of Newark on Trent. The property, which occupies a quiet location set back from the road, boasts ample accommodation which includes downstairs cloakroom, study, living room, dining room, kitchen, utility room and downstairs wc to the ground floor whilst to the first floor, five bedrooms, two with ensembles, and a family bathroom can also be found. Outside, the property boasts a double garage, generous rear garden which

benefits from not being overlooked, and driveway with ample parking.

Offers in excess of

**£485,000**

- FIVE BEDROOM DETACHED HOME
- NO ONWARD CHAIN
- STUDY & UTILITY ROOM
- GENEROUS GARDEN

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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