



**Flaxley Lane, Middlebeck, Newark, NG24 3XB**



**welcome to**

**Flaxley Lane, Middlebeck, Newark**

**\*\*GUIDE PRICE £325,000 - £350,000\*\*** This well positioned immaculately presented family home at the edge of Middleback and is within great access to local amenities, shops, bus routes and close to town! The property boasts open plan living, four bedrooms and a private rear garden!



### **Entrance Hall**

With storage cupboard, radiator and stairs to the first floor landing.

### **Wc/Cloakroom**

Low level wc, wash hand basin and radiator.

### **Living Room**

11' 9" x 19' 10" ( 3.58m x 6.05m )

Radiator and two double glazed window to the side and one to the front.

### **Kitchen/Diner**

10' x 19' 10" ( 3.05m x 6.05m )

Range of wall and base units with Zanussi appliances, stainless steel sink and drainer, double oven with induction hob, fitted fridge freezer, fitted dish washer, radiator, double glazed window to the side and front plus French doors to the side.

### **Utility**

Stainless steel sink and fitted washing machine.

### **First Floor Landing**

Obscured double glazed window to the rear and radiator.

### **Bedroom One**

10' 8" x 10' 11" ( 3.25m x 3.33m )

Fitted wardrobe, radiator and double glazed window to the front.

### **Ensuite**

Low level wc, wash hand basin, double shower, radiator and obscured double glazed window to the side.

### **Bedroom Two**

11' 11" x 9' 6" ( 3.63m x 2.90m )

Radiator and double glazed window to the side.

### **Bedroom Three**

10' x 6' 8" ( 3.05m x 2.03m )

Radiator and double glazed window to the front.

### **Bedroom Four**

10' x 8' ( 3.05m x 2.44m )

Double glazed window to front, side and radiator.

### **Bathroom**

Low level wc, wash hand basin, paneled bath with shower over, radiator and obscured double glazed window to the rear.

### **Outside**

#### **Front Garden**

Low maintenance front garden with laid to lawn, shrubs and path leading to the front door.

#### **Rear Garden**

The rear garden is fully enclosed and private, mainly laid to lawn with large patio area and gated access to the drive.

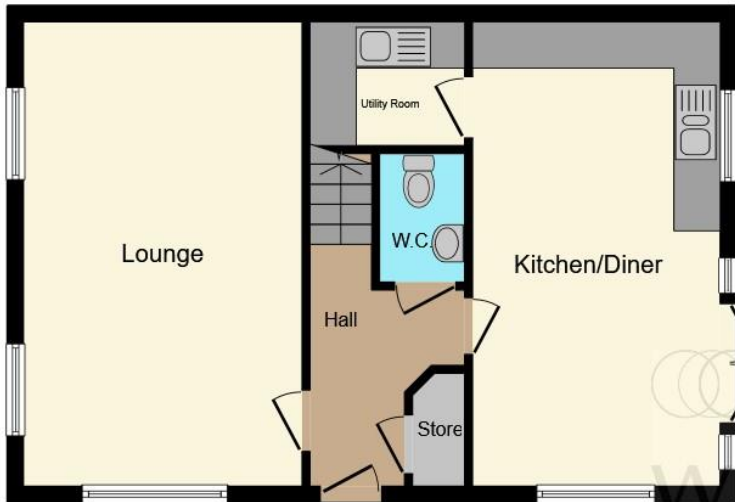
### **Garage**

Single garage with up and over door to the rear of the property with a tandem drive for two cars.



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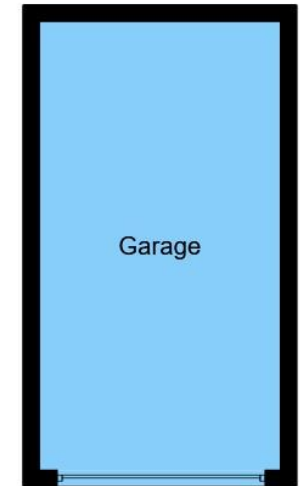




**Ground Floor**



**First Floor**



**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

## Flaxley Lane, Middlebeck, Newark

- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINER
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- ENCLOSED & PRIVATE REAR GARDEN

Tenure: Freehold

EPC Rating: B

guide price

**£325,000**



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Property Ref:  
NWK105193 - 0004

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