



**Hawton Road, Newark, NG24 4QG**

**welcome to**

## **Hawton Road, Newark**

**\*\* NO ONWARD CHAIN! \*\*** This spacious three bedroom detached family home is ideally located in Newark with easy access to local amenities, A1 and Newark town centre. Briefly comprising of Entrance, Kitchen, Two reception rooms, Conservatory, Three bedrooms, Bathroom, Garage, Drive and Gardens.



### Entrance Hall

Opening into the entrance hall with radiator and stairs rising to the first floor.

### Wc/Cloakroom

Leading off the hallway with WC, wash hand basin and radiator.

### Living Room

17' 11" x 21' 4" MAX ( 5.46m x 6.50m MAX )

A generously sized living room with brick fireplace, two radiators and two windows. In addition, there are double doors leading straight in the dining room and sliding doors into the conservatory.

### Dining Room

10' 2" x 15' 11" ( 3.10m x 4.85m )

A beautiful bay fronted dining room with radiator, side door and single glazed bay window.

### Conservatory

Leading off the living room with glazing all around and door to the garden.

### Kitchen

9' 10" x 12' 3" ( 3.00m x 3.73m )

A range of low and eye level units with part tiled walls, gas hob, oven, extractor, sink and drainer, plumbing for washing machine, space for fridge/freezer and double glazed window. In addition, the kitchen also has a pantry, housing for the boiler and storage cupboard.

### First Floor Landing

First floor landing with radiator, loft hatch and access into all three bedrooms and family bathroom.

### Bedroom One

15' 8" MAX x 15' 4" MAX ( 4.78m MAX x 4.67m MAX )

A fantastic DOUBLE bedroom with built in wardrobes, two radiators and double glazed window.

### Bedroom Two

8' 11" x 13' 4" ( 2.72m x 4.06m )

Another DOUBLE bedroom with built in wardrobes, radiator and two double glazed windows.

### Bedroom Three

17' 7" MAX x 8' 8" ( 5.36m MAX x 2.64m )

A further DOUBLE bedroom with built in wardrobes, radiator and two double glazed windows.

### Family Bathroom

A four piece family bathroom with WC, wash hand basin, bath, fully tiled shower enclosure, radiator and obscured double glazed window.

### Outside Front Garden

The front of the property offers a driveway with parking for multiple cars and laid to lawn.

### Rear Garden

The rear of the property is enclosed with timber fencing, mostly lawned and very private with no one overlooking you.

### Garage

Integral single garage with double doors.



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**Ground Floor**



**First Floor**

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## Hawton Road, Newark

- DETACHED FAMILY HOME
- THREE BEDROOMS
- LIVING & DINING ROOM
- WC/CLOAKROOM & FAMILY BATHROOM
- SPACIOUS KITCHEN

Tenure: Freehold

EPC Rating: E

**£350,000**



Please note the marker reflects the postcode not the actual property

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