



**Kelham Road, Newark, NG24 1BU**



**welcome to**

## **Kelham Road, Newark**

**\*\* GUIDE PRICE £275,000 - £280,000 \*\*** This beautifully presented two bedroom detached family home ideally located within walking distance to the Newark town centre. Briefly comprising of entrance, living room, kitchen/diner, dining room, utility, two double bedrooms, en-suite and family bathroom.



### Entrance Hall

Leading through a part glazed uPVC front door into the entrance with stairs rising to the first floor, radiator and access into the living room, wc/cloakroom and kitchen/diner.

### Wc/Cloakroom

Leading off the entrance hall with WC and wash hand basin.

### Living Room

9' 8" x 18' 2" excluding bay ( 2.95m x 5.54m excluding bay )  
A stunning dual aspect living room with radiator, double glazed bay window to the front and double glazed window to the side. In addition, the living room offers double glazed French doors to the side leading out to the garden.

### Kitchen/Diner

18' 2" x 9' 5" excluding cupboard ( 5.54m x 2.87m excluding cupboard )  
A stunning open plan kitchen/diner with a range of low and eye level units with matching work surfaces and splashback, electric hob, extractor, oven, integrated dishwasher, integrated fridge/freezer and inset sink. The kitchen also benefits from a double glazed window to the rear with a further two double glazed windows to the dining area with views to the front and side.

### Dining Room/Study

9' 11" x 9' 8" ( 3.02m x 2.95m )  
Leading off the kitchen with an archway with uPVC door leading out to the front of the property.

### Utility Room

8' 6" x 9' 8" ( 2.59m x 2.95m )  
A fantastic sized utility room with a range of low and eye level units work surfaces, radiator, plumbing for a washing machine, space for a tumble dryer and loft hatch access.

### First Floor Landing

First floor landing with access into the both bedrooms and shower room.

### Bedroom One

18' 3" x 9' 8" ( 5.56m x 2.95m )  
A generous DOUBLE bedroom with radiator and double glazed window to the front.

### En-Suite

A modern en-suite bathroom with fully tiled shower cubicle and heated towel rail.

### Bedroom Two

18' 3" x 8' 8" ( 5.56m x 2.64m )  
Another DOUBLE bedroom with radiator and double glazed window to the front.

### Family Bathroom

A stunning three piece family bathroom with tiled flooring, WC, vanity unit with wash hand basin, shower cubicle with fully tiled walls, heated towel rail and obscured double glazed window to the rear.

### Outside

#### Front & Side Garden

The property offers low maintenance wrap around gardens with mainly paved patio, summer house and raised borders with mature shrubs and plants.

#### Rear Garden

The property offers a gravel driveway to the side for multiple cars which is shared with the neighbour. In addition, there is a side gate leading to the front.



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**Ground Floor**



**First Floor**

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welcome to

## Kelham Road, Newark

- DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LIVING ROOM & SEPARATE DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- WC/CLOAKROOM & SHOWER ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£275,000 - £280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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