



**Winthorpe Road, Newark, NG24 2AP**



**welcome to**

## **Winthorpe Road, Newark**

A fantastic two bedroom detached family home ideally located on the outskirts of Newark with easy access to the A46 & A1. The property benefits from open plan kitchen/diner, pantry, living room, two double bedrooms, family bathroom, off street parking for two cars and rear enclosed garden.



### **Kitchen/Diner**

16' 11" max x 15' ( 5.16m max x 4.57m )

Kitchen features a range of modern low and eye level units with ample worktop space. The kitchen also features an electric hob, overhead extractor, oven, sink, plumbing for washing machine, fridge/freezer, radiator and pantry. In addition, the kitchen features a double glazed window to the front, three double glazed windows to the side and double glazed French doors to the side.

### **Walk In Pantry/Storage**

Leading off the kitchen, the ground floor also benefits from a walk in pantry/storage space.

### **Inner Hall**

Leading off the kitchen/diner with double glazed window to the side, stairs rising to the first floor and access into the living room.

### **Living Room**

12' 3" x 9' 8" ( 3.73m x 2.95m )

Entrance from the inner hall, the lounge is fitted with solid oak flooring, feature fireplace, integrated electric fire, double glazed window to the side, radiator and double glazed French doors to the garden.

### **First Floor Landing**

First floor landing with access into both bedrooms and family bathroom

### **Bedroom One**

12' 3" x 11' max ( 3.73m x 3.35m max )

A generous dual aspect DOUBLE bedroom with solid oak flooring, radiator, large double glazed window to the side and lovely feature window to the front, providing lots of light.

### **Bedroom Two**

12' 2" x 13' 7" max ( 3.71m x 4.14m max )

A further DOUBLE bedroom with solid oak flooring again, two double glazed windows to the side, one to the front and radiator.

### **Family Bathroom**

A three piece family bathroom with WC, wash hand basin, bath with shower over, radiator, storage cupboard and obscured double glazed window to the side.

### **Outside Front Garden**

The front of the property is accessed via a private shared drive, lined with trees and offers off street parking for two cars.

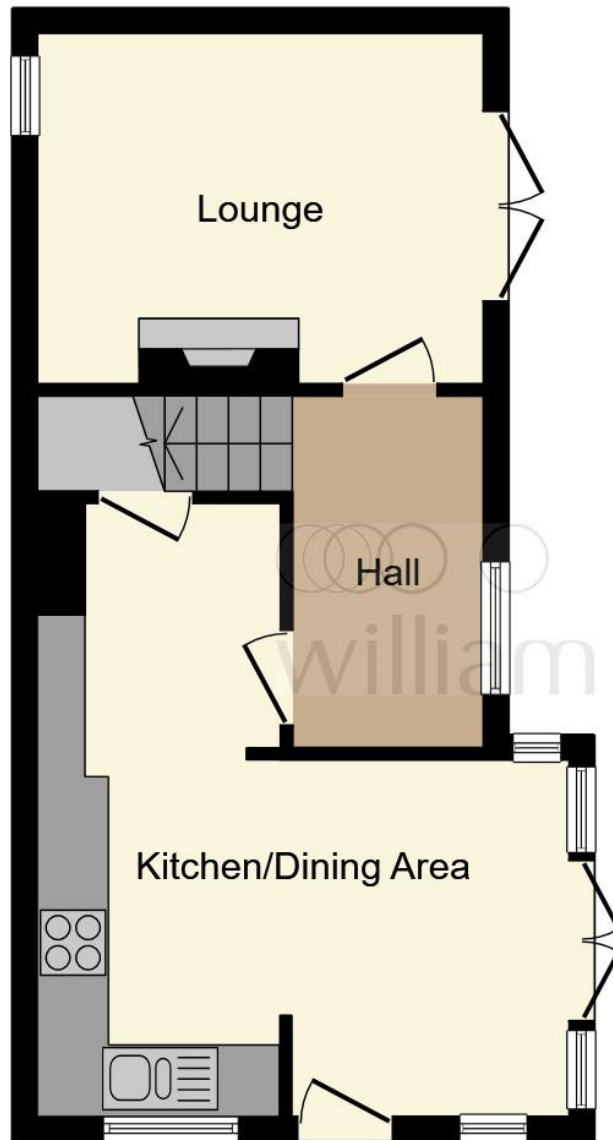
### **Rear Garden**

To the rear of the property is a fully enclosed rear landscaped garden with gravel pathways, raised borders with planting and laid two to lawn areas. The garden also has a water feature and shed for additional storage.

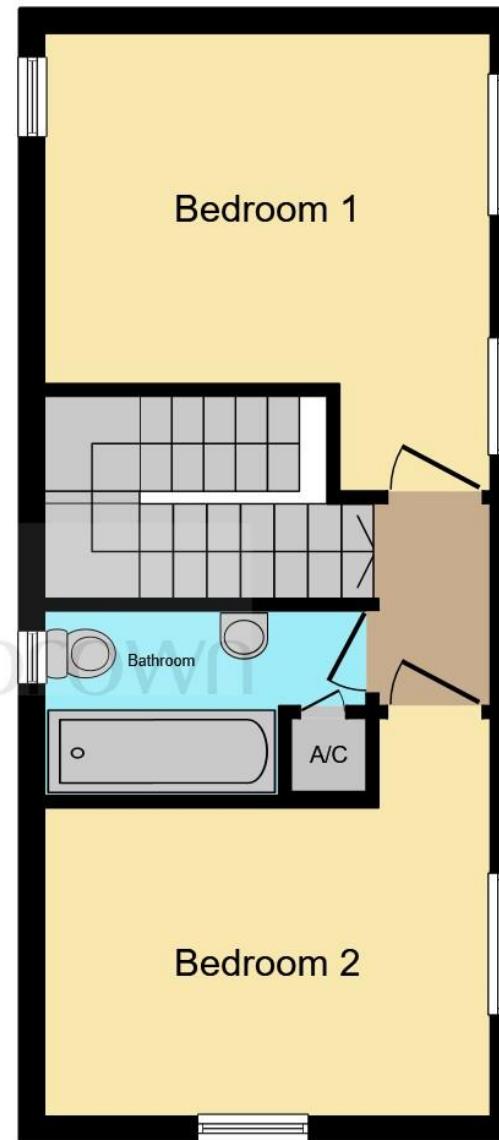


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Winthorpe Road, Newark

- CHARACTER DETACHED HOUSE
- TWO BEDROOMS
- OPEN PLAN KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- LIVING ROOM

Tenure: Freehold

EPC Rating: Awaited

guide price

**£230,000 - £235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105867 - 0004

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