



EDLIN & JARVIS  
ESTATE AGENTS



9 Lawrence Street  
Newark, NG24 1NE

Guide Price £180,000 to £190,000



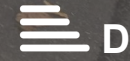
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## 9 Lawrence Street

Newark, NG24 1NE

\*\*\*WALKING DISTANCE TO TOWN & TRAIN STATION\*\*\* Guide Price £180,000 to £190,000. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The property has been recently extended on the ground floor to create a fabulous four piece family bathroom and a separate utility room. The rest of the accommodation includes, a lounge, dining room, modern kitchen and three bedrooms. This property benefits from gas central heating UPVC double glazing.

The rear garden is a place to enjoy the summer months and is low maintenance with artificial lawn and a paved seating area.

This property is in a popular location and where you can find pretty much everything within walking distance and has easy access to local schools and transport links t include the A1, A52, A46 and the A17.

Location: Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour

### Kitchen

13'9" x 7'9" (4.19 x 2.36)



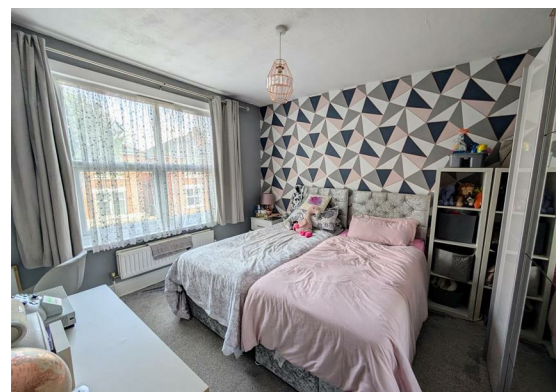


**Dining Room**  
13'9" x 12'10" (4.19 x 3.91)

**Lounge**  
12'4" x 11'3" (3.76 x 3.43)

**Utility Room**  
6'8 x 6'7 (2.03m x 2.01m)

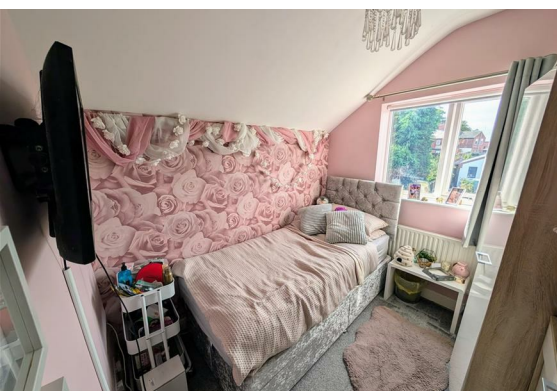
**Bathroom**  
11'6 x 4'8 (3.51m x 1.42m)



**Bedroom One**  
12'4" x 11'3" (3.76 x 3.43)

**Bedroom Two**  
14'3" x 9'2" (4.34 x 2.79)

**Bedroom Three**  
8'5" x 7'9 (2.57m x 2.36m)



## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

