



Flaxley Lane, Middlebeck, Newark

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 OLIVER REILLY



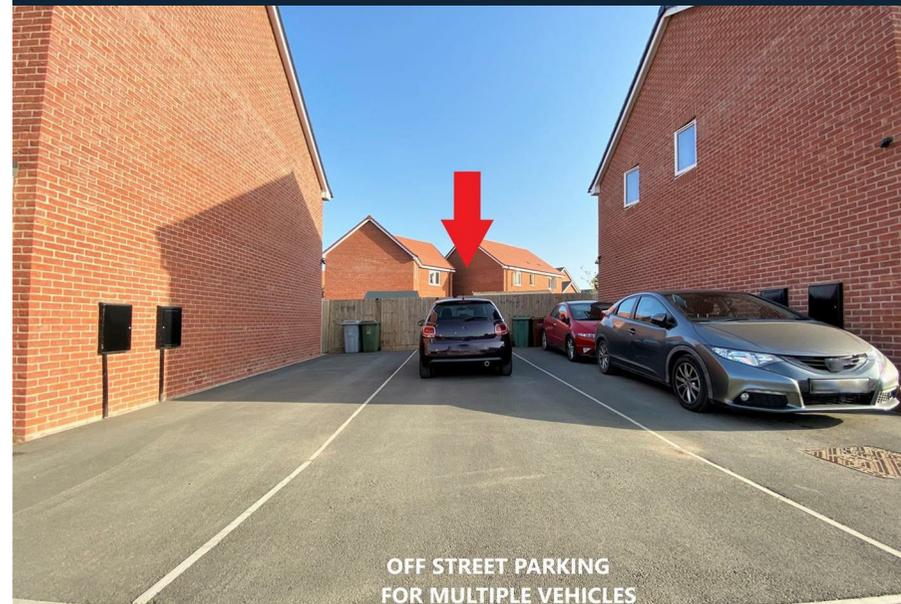
Flaxley Lane, Middlebeck, Newark

Guide Price £190,000 - £200,000

- IMMACULATELY PRESENTED HOME
- DESIRABLE MODERN-DAY DEVELOPMENT
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-CAR TANDEM DRIVEWAY
- EASE OF ACCESS TO MAIN ROAD LINKS/ AMENITIES
- TWO DOUBLE BEDROOMS
- LIVING ROOM & STYLISH DINING KITCHEN
- SOUTH FACING ENCLOSED GARDEN
- EXCEPTIONAL PRESENTATION THROUGHOUT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B'

GUIDE PRICE £190,000 - £200,000. THAT FLAXLEY LANE FEELING!

Check out this IMMACULATELY MAINTAINED modern-day home. Ready waiting for your immediate appreciation! This smart and stylish contemporary terrace home, was constructed within the last three and a half years. Pleasantly situated within the highly desirable location of Middlebeck. Providing excellent access into Balderton, onto the A1 and into the historic market town of Newark-on-Trent. This attractive contemporary residence simply MUST BE VIEWED, in order to be fully appreciated, lending itself as an Ideal first time home or low maintenance investment purchase. The property enjoys a well-appointed internal layout, comprising: Entrance hall, ground floor W.C, large living room and an equally spacious dining kitchen. The first floor landing provides access into TWO DOUBLE BEDROOMS and a central three-piece bathroom. Externally the property welcomes a delightful low maintenance SOUTH FACING rear garden, with paved seating area. There is also OFF STREET PARKING FOR MULTIPLE VEHICLES. Further benefits of this lovely home include uPVC double glazing throughout, gas central heating via a modern combination boiler, a HIGH ENERGY PERFORMANCE RATING (EPC 'B') and approximately 6.5 years remaining on its NHBC warranty. Internal viewings will be ESSENTIAL to fully appreciate this wonderful property, in all its glory!



OFF STREET PARKING FOR MULTIPLE VEHICLES

Entrance Hall: 310 x 4'2 (1.17m x 1.27m)

Accessed via a composite front external door. With upgraded high quality tiled flooring. Access into the living room and ground floor cloakroom/W.C.

Ground Floor W.C: 49 x 3'3 (1.45m x 0.99m)

With continuation of the high quality tiled flooring. Providing a low level W.C and wall mounted ceramic wash hand basin with chrome mixer tap. Stylish part tiled walls.

Living Room: 15'10 x 10'4 (4.83m x 3.15m)

A generous living space, with carpeted floor coverings. Max measurements provided.

Dining Kitchen: 13'3 x 11'1 (4.04m x 3.38m)

A well-proportioned open plan kitchen/diner, with upgraded high quality tiled floor coverings. Providing a complimentary range of wall and base units with work surfaces over. Integrated electric oven with four ring gas hob over and extractor hood above. Provision for a freestanding fridge freezer and under counter washing machine and dishwasher. Max measurements provided. Inset ceiling spot lights and central ceiling light fitting in the dining area with integrated fitted storage cupboard. uPVC double glazed French doors open out onto the delightful rear garden.

First Floor Landing: 9'6 x 3'3 (2.90m x 0.99m)

With carpeted floor coverings. Loft hatch access point and a useful fitted airing cupboard. Access into both bedrooms and the central bathroom.

Master Bedroom: 13'3 x 8'10 (4.04m x 2.69m)

A spacious DOUBLE BEDROOM with carpeted flooring, a ceiling light fitting, a double panel radiator and a uPVC double glazed window to the rear elevation, giving an outlook over the SOUTH FACING rear garden.

Bedroom Two: 13'3 x 7'9 (4.04m x 2.36m)

A further double bedroom with carpeted flooring, a double panel radiator and a uPVC double glazed window to the front elevation Max measurements provided.

First Floor Bathroom: 7'7 x 6'3 (2.31m x 1.91m)

Providing a high-quality three-piece suite with upgraded tiled flooring. Panelled bath with chrome mixer tap, mains shower facility and wall mounted clear glass shower screen. Low level W.C and pedestal wash hand basin with chrome mixer tap. Part tiled walls and wall mounted chrome heated towel rail. Inset ceiling spot lights and extractor fan. Max measurements provided.





Externally:

The front aspect has a low maintenance front garden, predominantly laid to lawn with a decorative planted frontage and small paved pathway leading to the front door with storm canopy over. The delightful and well-appointed SOUTH FACING rear garden is predominantly laid to lawn with gravelled side borders with a paved patio and paved pathway. Providing an outside tap and provision for a garden shed. There are fully fenced side and rear boundaries with a secure side gate, leading down a paved pathway, with access to a LARGE ALLOCATED PARKING AREA. There is sufficient tandem off street parking for multiple vehicles. Located in the centre of three individual spaces.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. The property is approximately two years old, with 8 years remaining on the NHBC warranty. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 641 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B'

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

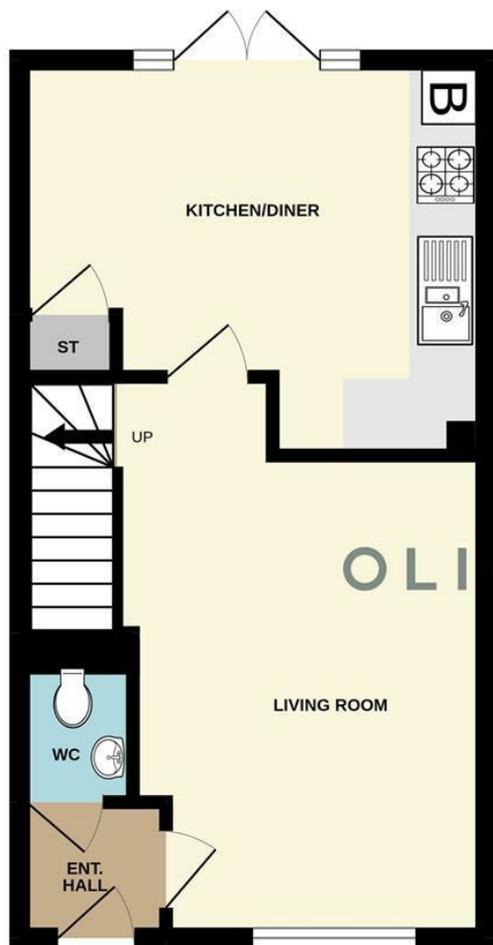
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

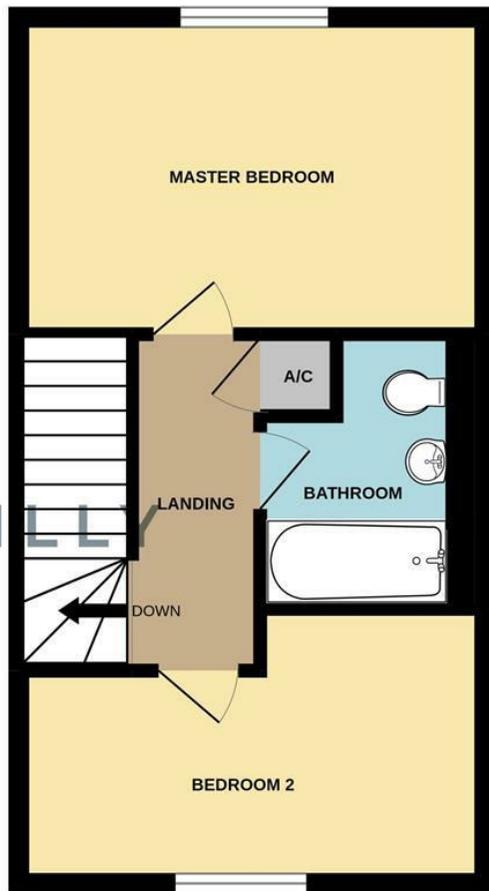




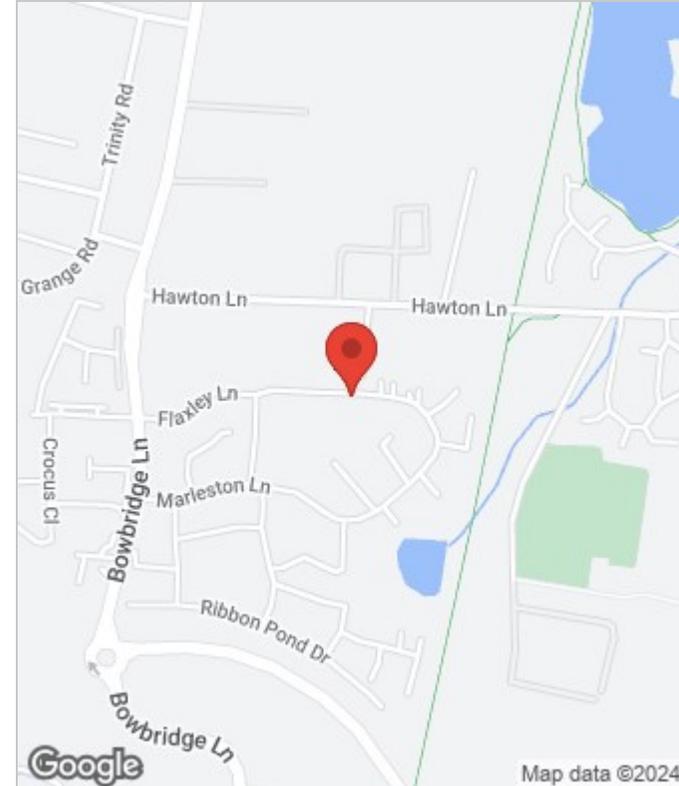
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 98 |
| (92 plus) A | | |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |