



Lily Lane, Newark

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 OLIVER REILLY



*We may not have it all together
But together we have it all*

Lily Lane, Newark

Offers in excess of £195,000

- SUPERB CONTEMPORARY HOME
- HIGHLY SOUGHT-AFTER LOCATION
- LARGE BAY-FRONTED LIVING ROOM
- LOW-MAINTENANCE REAR GARDEN
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- THREE WELL-PROPORTIONED BEDROOMS
- WONDERFUL DINING KITCHEN
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- TWO ALLOCATED PARKING SPACES
- EXCELLENT CONDITION! Tenure: FREEHOLD. EPC 'B' (83)

YOU'RE GOING TO LOVE THIS...!

Prepare to fall HEAD OVER HEELS for this MARVELLOUS MODERN-DAY BEAUTY! Pleasantly positioned with a captivating undisturbed tree-lined outlook, within a highly renowned residential location. Conveniently situated for ease of access onto the A1, A46 and to Newark Town Centre. This STUNNING family-sized home has been presented to an EXCEPTIONALLY HIGH STANDARD. Ready and waiting for your instant appreciation! The property boasts a deceptively generous internal layout. Comprising: Inviting entrance hall, ground floor W.C, GENEROUS DUAL-ASPECT DINING KITCHEN and an equally large BAY-FRONTED living room. The first floor landing hosts a contemporary family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is further enhanced by fitted wardrobes and a stylish en-suite shower room.

Externally, this eye-catching home enjoys a private and fully enclosed LOW-MAINTENANCE rear garden, with a secure access gate, leading into a communal carpark. Providing TWO ALLOCATED PARKING SPACES. Further benefits of this PICTURE-PERFECT contemporary BEAUTY include uPVC double glazing, A high energy efficiency rating (EPC: B) and gas fired central heating. This wonderful three bedroom family home is a true gem and we can't wait to show you around. Do not delay. Book your viewing, TODAY!



ENTRANCE HALL:

9'5 x 8'2 (2.87m x 2.49m)

Accessed via an obscure front entrance door. Providing Tiled flooring, a single panel radiator, ceiling light fitting, smoke alarm, wall mounted 'NEST' central heating thermostat, carpeted stairs rising to the first floor, with an under-stairs storage cupboard. Access into the living room, dining kitchen and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C:

4'9 x 3'5 (1.45m x 1.04m)

With Herringbone-style vinyl flooring. Providing a low-level W/C with push button flush, a white ceramic wash hand basin, with chrome mixer tap. Inset to a fitted vanity storage unit, with floor to ceiling grey subway style wall tiled splash backs. Recessed ceiling spotlights, single panel radiator and extractor fan.

BAY-FRONTED LIVING ROOM:

19'7 x 9'10 (5.97m x 3.00m)

A generous DUAL-ASPECT reception room. Providing carpeted flooring, two ceiling light fittings, two single panel radiators, a TV point, USB connectivity points and a walk in bay with uPVC double glazed windows to the front elevation. uPVC double glazed French doors open out into the enclosed rear garden. Max measurements provided. Into bay-window.

DUAL-ASPECT DINING KITCHEN:

17'5 x 13'10 (5.31m x 4.22m)

A GENEROUS SIZE and of tasteful MODERN DESIGN. Providing ceramic tiled flooring. The contemporary kitchen hosts a range of fitted white high-gloss wall and base units with laminate wood-effect roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash back and concealed extractor hood above. Under counter plumbing/provision for a washing machine, tumble dryer/dishwasher and a freestanding fridge freezer. Access to the concealed 'IDEAL' gas boiler. Recessed ceiling spotlights. Sufficient space for a large dining table, with ceiling light fitting above. Double panel radiator. uPVC double glazed window to the front and rear elevation. A secure rear double glazed external door, gives access into the garden. Max measurements provided.

FIRST FLOOR LADNING:

9'11 x 5'5 (3.02m x 1.65m)

With carpeted flooring, a ceiling light fitting, loft hatch access point and a fitted storage cupboard. Access into the family bathroom and all three bedrooms. Max measurements provided.

MASTER BEDROOM:

11'8 x 10'2 (3.56m x 3.10m)

A lovely DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator, double fitted wardrobes and a uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

5'6 x 5'5 (1.68m x 1.65m)

Of stylish MODERN DESIGN. Providing wood-effect vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling wall tiled splash backs. A low-level W.C with integrated push button flush and pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Single panel radiator, recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the rear elevation.

BEDROOM TWO:

11'1 x 9'4 (3.38m x 2.84m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided.





BEDROOM THREE:

15'4 x 8'2 (4.67m x 2.49m)

A WELL-APPOINTED bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV/ internet connectivity points and two uPVC double glazed windows to the front elevation. Enjoying an unspoiled tree-lined outlook in front. Max measurements provided. Width reduces to 6'3 ft. (1.91m).

FAMILY BATHROOM:

8'10 x 5'6 (2.69m x 1.68m)

Of stylish CONTEMPORARY DESIGN. Providing Herringbone-style vinyl flooring. A panelled bath with chrome taps and medium height wall tiling. A low-level W.C with integrated push button flush and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Single panel radiator, recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

EXTERNALLY:

The front aspect is greeted with an attractive, low-maintenance gravelled frontage, with paved steps leading to the front entrance door, with storm canopy above, external wall light and concealed meter box. The lovely and highly private enclosed rear garden is of minimal maintenance. Extensively gravelled with a central and raised decked seating area. A paved pathway leads to the bottom of the garden, via a secure timber access gate, which, in-turn leads down to the TWO ALLOCATED PARKING SPACES. There are two external power points and fenced boundaries.

ALLOCATED PARKING SPACES:

The property provides TWO tandem allocated parking spaces, to the rear of the property.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

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: 950 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (83)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. 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. 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.

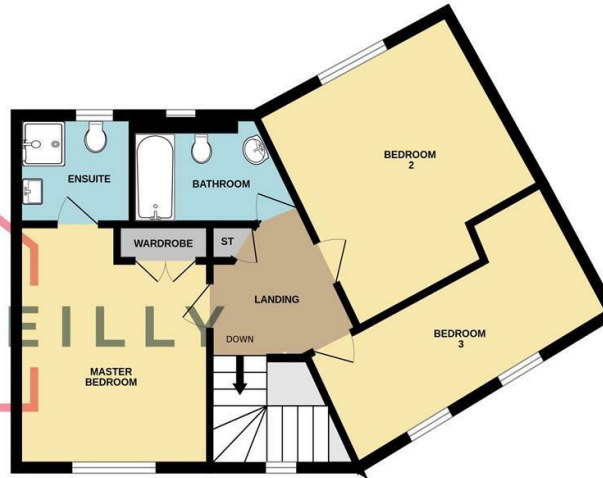




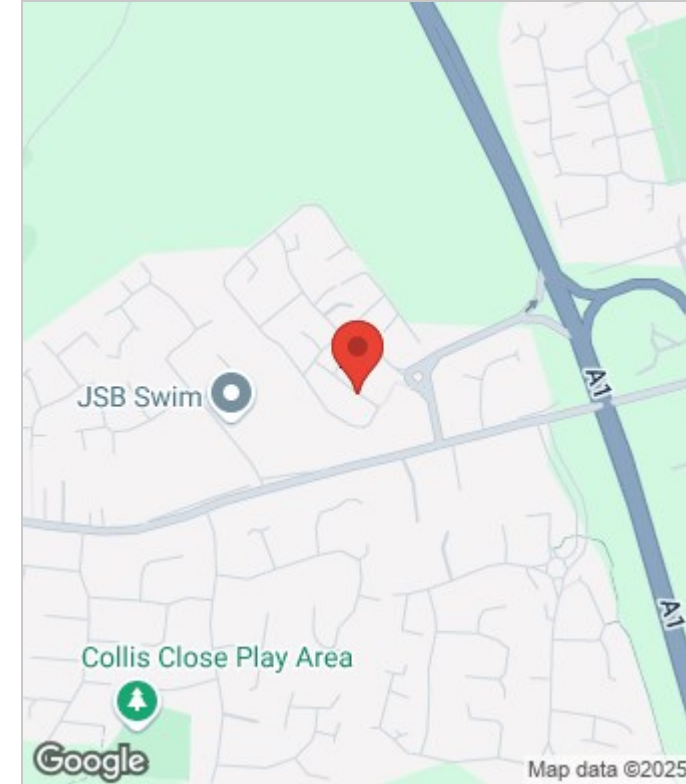
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

