



OLIVER REILLY  
RESIDENTIAL PROPERTY  
FOR SALE  
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01636 558 540

Slingsby Drive, Fernwood, Newark

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OLIVER REILLY







# Slingsby Drive, Fernwood, Newark

- STYLISH SEMI-DETACHED HOME
- CLOSE TO AMENITIES & TRANSPORT LINKS
- SUPERB OPEN-PLAN DINING KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- NHBC WARRANTY & NO LOCAL SERVICES CHARGES
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS MULTI-FUNCTIONAL LIVING ROOM
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- OFF-STREET PARKING FOR TWO VEHICLES
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'B'

HELLO NEW HOME..!

This SMART, STYLISH and SPACIOUS modern day GEM is a real head turner!

Occupying a lovely position in the newest phase of a highly desirable residential village of Fernwood. Boasting ease of access onto the A1, A46, to a wide array of local amenities and popular schools.

If you're searching for a SYMPATHETICALLY-SLEEK internal design that's AS GOOD AS NEW...Then look no further!

The BRIGHT, AIRY and FREE-FLOWING internal layout comprises: Entrance hall, ground floor W.C, a copious MULTI-FUNCTIONAL LIVING ROOM with a useful study area and a FABULOUS OPEN-PLAN DINING KITCHEN. Equipped with a range of integrated appliances and and French doors out to the charming garden.

The first floor landing hosts a STYLISH FAMILY BATHROOM and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by FITTED WARDROBES and a magnificent EN-SUITE SHOWER ROOM.

Externally, the property is greeted with SIDE-BY-SIDE off-street parking, via a block paved driveway. Suitable for two vehicles. The delightful, LOW-MAINTENANCE, family-friendly rear garden is fully enclosed. Benefiting from a paved seating area, directly from the dining kitchen.

Further benefits of this EYE-CATCHING CONTEMPORARY BEAUTY include uPVC double glazing, gas central heating, remaining NHBC warranty, NO LOCAL SERVICE CHARGES, and a high energy efficiency rating (EPC: 'B').

YOUR NEXT HOME AWAITS...! Step inside and gain a full sense of appreciation of the exquisite quality and popular convenience of this impressive residence!

£240,000 - £250,000



<b>ENTRANCE HALL:</b>	4'8 x 3'8 (1.42m x 1.12m)
<b>GROUND FLOOR W.C:</b>	5'4 x 3'2 (1.63m x 0.97m)
<b>LARGE LIVING ROOM:</b> Max measurements provided.	16'2 x 15'1 (4.93m x 4.60m)
<b>OPEN-PLAN DINING KITCHEN:</b> Of exquisite contemporary design. Equipped with an integrated electric oven, four ring induction hob with extractor hood above. Integrated slim-line dishwasher, washing machine and fridge freezer.	15'1 x 10'5 (4.60m x 3.18m)
<b>FIRST FLOOR LANDING:</b>	12'1 x 6'3 (3.68m x 1.91m)
<b>MASTER BEDROOM:</b>	11'7 x 8'5 (3.53m x 2.57m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided.	8'5 x 4'5 (2.57m x 1.35m)
<b>BEDROOM TWO:</b>	10'3 x 8'5 (3.12m x 2.57m)
<b>BEDROOM THREE:</b>	8'8 x 6'3 (2.64m x 1.91m)
<b>FAMILY BATHROOM:</b>	6'3 x 5'6 (1.91m x 1.68m)

## OFF-STREET PARKING:

The property provides TWO block paved allocated parking spaces, directly outside the front of the house. Ensuring side-by-side parking is available.

## EXTERNALLY:

The front aspect provides dropped kerb vehicular access onto a TWO BLOCK PAVED ALLOCATED PARKING SPACES. Ensuring side-by-side parking. A paved pathway with gravelled borders leads to the front entrance door, with external light and storm canopy above. The right side aspect provides continuation of the paved pathway, with a secure timber personal gate, leading down to the LOW-MAINTENANCE and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a well-appointed paved patio. Directly accessed from the french doors in the dining kitchen. There is hard-standing and provision for a garden shed. An outside tap, two external up/ down lights, fully fenced side and rear boundaries.







#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, remaining NHBC warranty 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.

#### Approximate Size: 803 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'B' (84)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

#### Money Laundering Regulations:

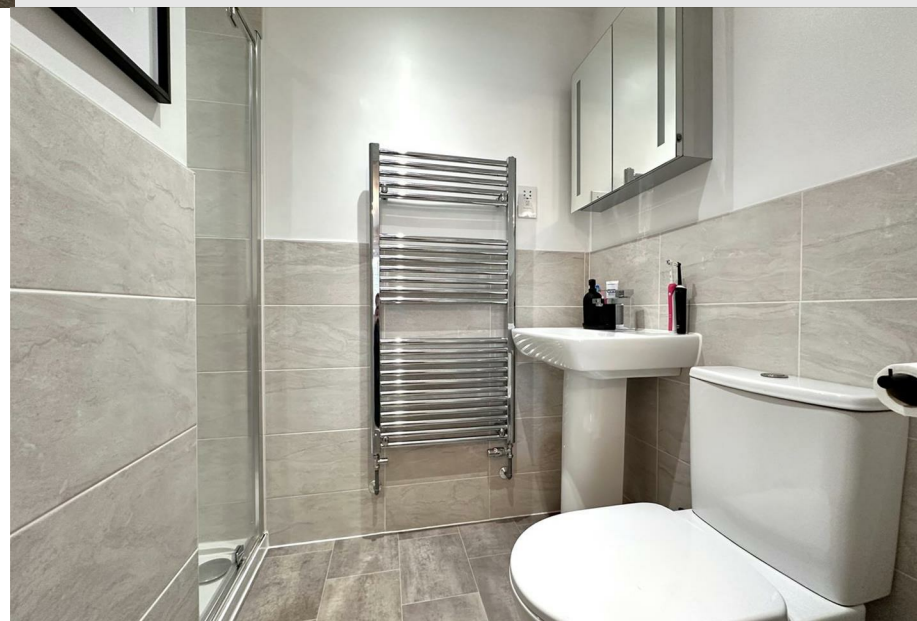
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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.

#### 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.

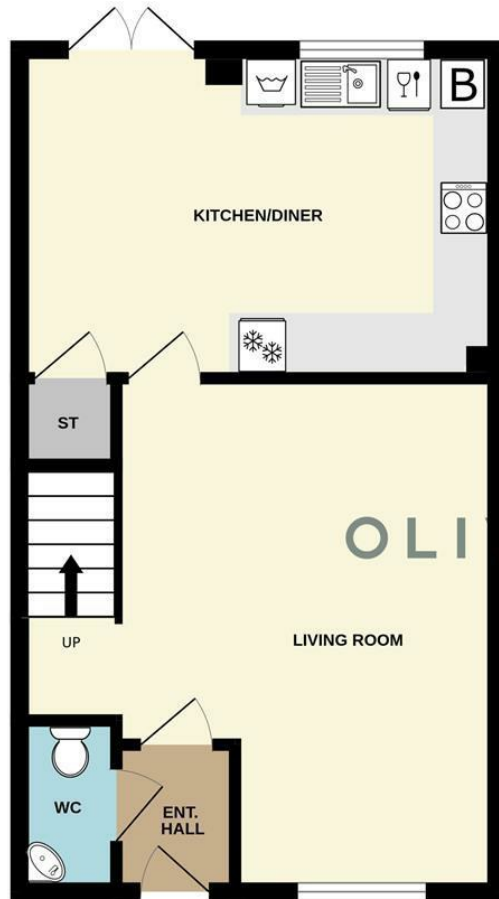




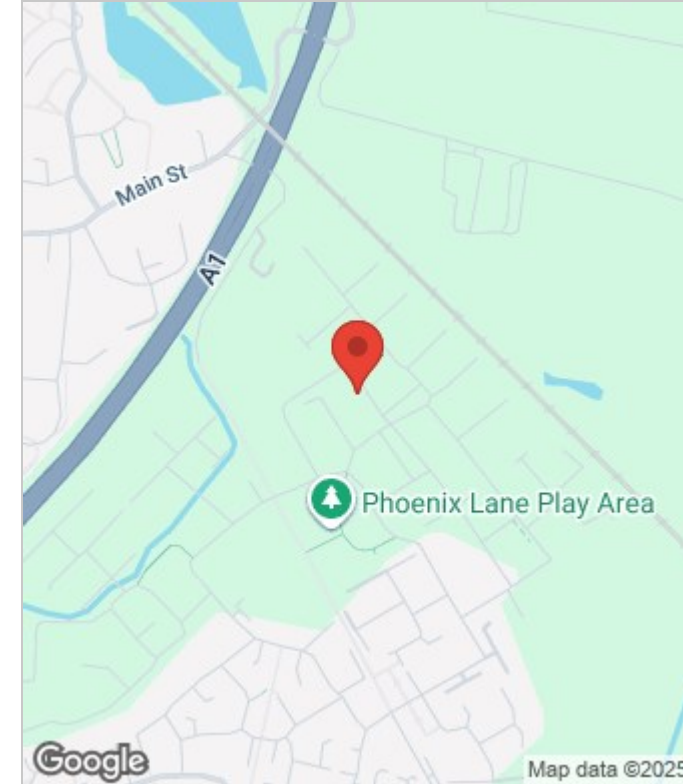
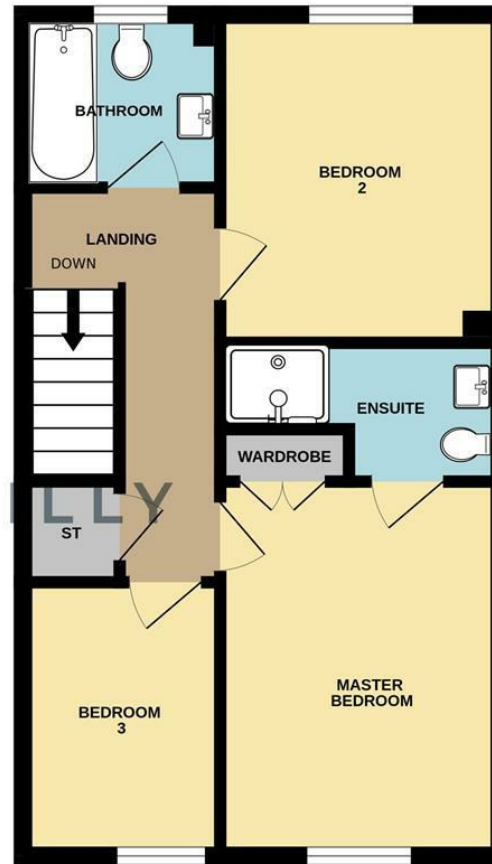




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	