



**114A Hawton Road,  
Newark, NG24 4QF**

**£475,000**

An immaculately presented, bespoke designed property which has to be viewed to appreciate the accommodation and position of plot. Set on Hawton Road on the edge of Newark Town Centre behind a pair of timber gates giving a high degree of privacy and security. This dormer property offers ground and first floor bedrooms. Any potential purchaser has the option to use the ground floor as three bedrooms/one reception or two bedrooms/two receptions plus the addition two double bedrooms to the first floor.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Set on Hawton Road, a tree lined road leading to the village of Hawton. Easy access to Newark town centre which offers a range of both high street and independent shops, bars and restaurants.



### Hallway

Having Amtico style flooring to the hallway with underfloor heating and throughout ground floor. Stairs rise to the first floor accommodation. Alarm panel. Doors off to:-

### Lounge 5.03m x 4.70m (16'6" x 15'5")

Having two windows and French doors opening to the rear garden. Underfloor heating. TV point.

### Dining Room 3.91m x 3.71m (12'10" x 12'2")

Window to the rear elevation. Underfloor heating.

### Breakfasting Kitchen 8.31m max x 4.29m max (27'3 max x 14'1" max)

A beautiful room with a breakfasting area set within a bay window overlooking the front garden. The fully fitted kitchen comprises of wall and base units surmounted by a working surface and inset with a white composite one and a half sink unit and drainer. Integrated appliances included oven, microwave, hob with extractor above, fridge and dishwasher. one window to the side elevation and one window to the rear elevation. Spotlights to the ceiling. Door to the utility. Underfloor heating.



### Utility 1.68m x 1.60m (5'6" x 5'3")

Having matching units to the kitchen with working surface inset with a composite sink and drainer. Door giving access to the side elevation. Underfloor heating. Space and plumbing for washing machine. Splash back tiling to walls.

### Bedroom One 4.78m x 3.99m (15'8" x 13'1")

A ground floor bedroom with window overlooking the front garden. Double fitted wardrobe. Underfloor heating.



### Ensuite 2.57m x 2.29m (8'05" x 7'6")

Fitted with a suite comprising shower cubicle, wash hand basin and low suite WC. Wall mounted heated chrome towel rail. Window to the side elevation. Spot lights to the ceiling.

### Bedroom Two/ Study 3.78m x 2.29m (12'5" x 7'6")

A further ground floor bedroom which could be utilised as a study room. Window to the side elevation. Underfloor heating.

### Family Bathroom 2.59m x 2.59m (8'6" x 8'6")

Fitted with a suite comprising shower cubicle, wash hand basin and low suite WC. Window to the front elevation. Splash back tiling to walls, heated towel rail



### First Floor Landing

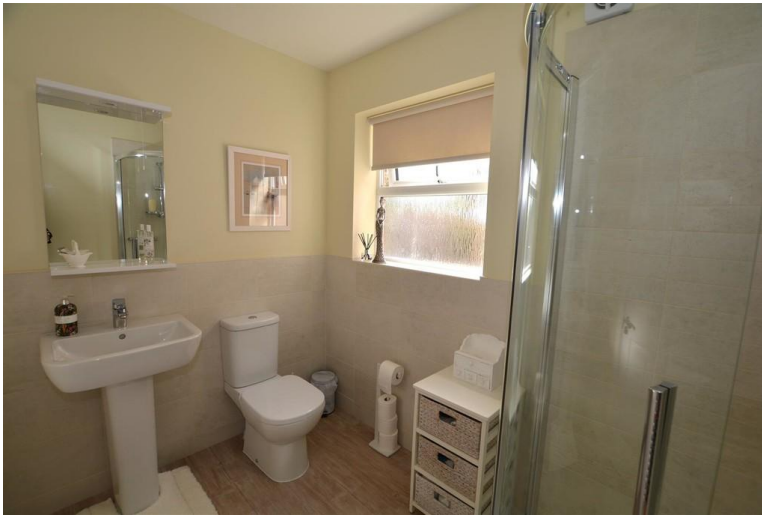
Stairs rise to the first floor landing with velux window. Large useful storage cupboard. Doors off to:-

### Bedroom Three 6.71m x 3.86m to eaves (22'00 x 12'8" to eaves)

Two built in wardrobes. Two dormer windows to the front elevation. Downlights inset to ceiling. Radiator.

### Bedroom Four 6.27m x 3.28m to eaves (20'7" x 10'9" to eaves)

Window to the side elevation with two velux windows. Two built in wardrobes. Spotlights to ceiling. Radiator.



**First Floor Bathroom 2.54m x 2.67m (8'4" x 8'9")**

Fitted with a suite comprising corner shower cubicle, wash hand basin and low suite WC. Velux window. Downlights inset to ceiling. Splash back tiling to walls. Extractor fan. Heated towel rail.

**Double Garage**

Having two up and overs doors, power and light.

**Garden**

The garden plot surrounds all sides of the property. To the front a pair of timber gates open from Hawton Road to the tarmac driveway with block edging and gives access to the garages. Graveled and lawned areas with shrub and flower planting. The pathway leads through the iron pedestrian gate to the rear garden which has been designed to offer pockets of seating areas set on paved or decorative gravel area adjacent to the well planned shrub and flower borders. A further side pathway offers access to the rear of the garages to the front elevation.

Local Authority Newark and Sherwood District Council,  
Castle House, Great North Road, Newark, NG24 1BY

Services Electricity is connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure Freehold with vacant possession.





**Viewing Information** By appointment with the agents office.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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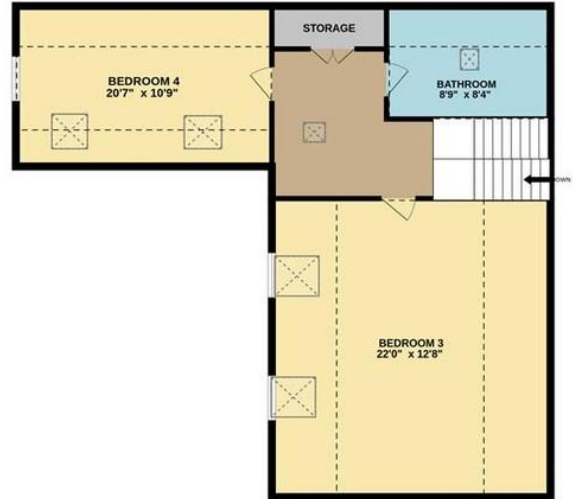
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GROUND FLOOR  
1645 sq.ft. approx.



1ST FLOOR  
975 sq.ft. approx.



TOTAL FLOOR AREA : 2620 sq.ft. approx.

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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