



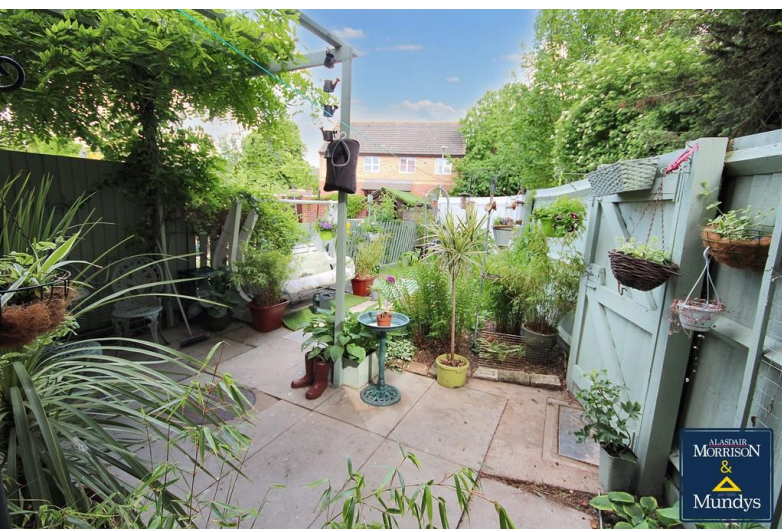
**46 Lovers Lane**  
Newark, NG24 1HU



Book a Viewing

## Offers In Excess Of £170,000

This well-proportioned three-bedroom end of terrace modern home presents an excellent opportunity for buyers seeking a conveniently located property with no upward chain, streamlining the purchase process. Boasting low maintenance gardens to both the front and rear, the house also benefits from resident parking at the front. Inside, the accommodation includes an entrance hall leading to a comfortable living room, a kitchen diner ideal for family meals or entertaining, a rear lobby, and a downstairs WC. Upstairs, the first floor offers a family bathroom and three well-sized bedrooms, providing ample space for families or professionals. The home features double glazing, solar panels and gas central heating, ensuring year-round comfort and energy efficiency. Situated within walking distance of Northgate train station and Newark town centre, the property enjoys a prime location close to local amenities and excellent transport links.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — B.

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

**TENURE** - Freehold.

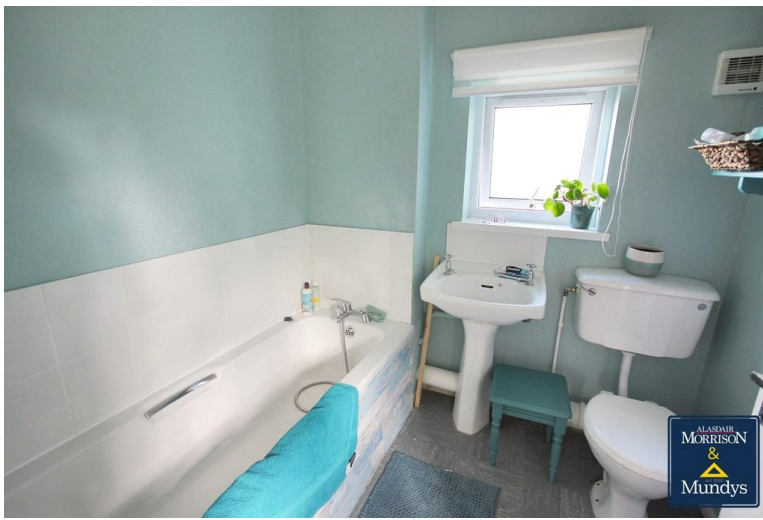
**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.







**ENTRANCE HALL** uPVC double glazed window to the front elevation, laminate flooring, stairs to the first floor, radiator and door to the living room.

**LOUNGE** 12' 10" x 12' 4" (3.91m x 3.76m) uPVC double glazed window to the front elevation, laminate flooring, radiator and doorway to kitchen diner.

**KITCHEN DINER** 12' 11" x 12' 4" (3.94m x 3.76m) Fitted wall and base units with a worksurface incorporating a sink unit with a stainless steel mixer tap. Undercounter space for a washing machine, space for a cooker and for a fridge freezer. Extractor hood, tiled splashbacks, laminate flooring, under stair storage cupboard, wall mounted boiler, doorway to rear lobby, and uPVC double glazed window to the rear elevation.

**REAR LOBBY** Door to the rear garden, radiator, laminate flooring, and door to WC.

**WC** 5' 6" x 3' 2" (1.68m x 0.97m) Fitted with a low-level WC and wash handbasin. Laminate flooring, radiator and a uPVC double glazed window to the side elevation.

**LANDING** uPVC double glazed window to the side elevation, access to the loft, two built-in storage cupboards, doors to the bathroom and to the three bedrooms.

**BATHROOM** 6' 6" x 6' 0" (1.98m x 1.83m) Fitted with a white three-piece suite comprising a panelled bath, pedestal wash handbasin, and low-level WC. Extractor and uPVC double glazed opaque window to the rear elevation.

**BEDROOM ONE** 12' 0" x 9' 7" (3.66m x 2.92m) uPVC double glazed window to the rear elevation, radiator and stripped wood flooring.

**BEDROOM TWO** 13' 4" x 7' 9" (4.06m x 2.36m) uPVC double glazed window to the front elevation, radiator and laminate flooring.

**BEDROOM THREE** 7' 11" x 7' 6" (2.41m x 2.29m) uPVC double glazed window to the front elevation, radiator and stripped wood flooring.

**OUTSIDE** To the front is an enclosed lawn garden with borders for plants and shrubs gated access and paved pathway. To the rear is a low maintenance enclosed garden with paved patio area pergola, artificial lawn and gated side access.

**SERVICE CHARGE** Monthly Service Charge £30.64

**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)

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**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, Callum Lyman and J Walter 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

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#### 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.

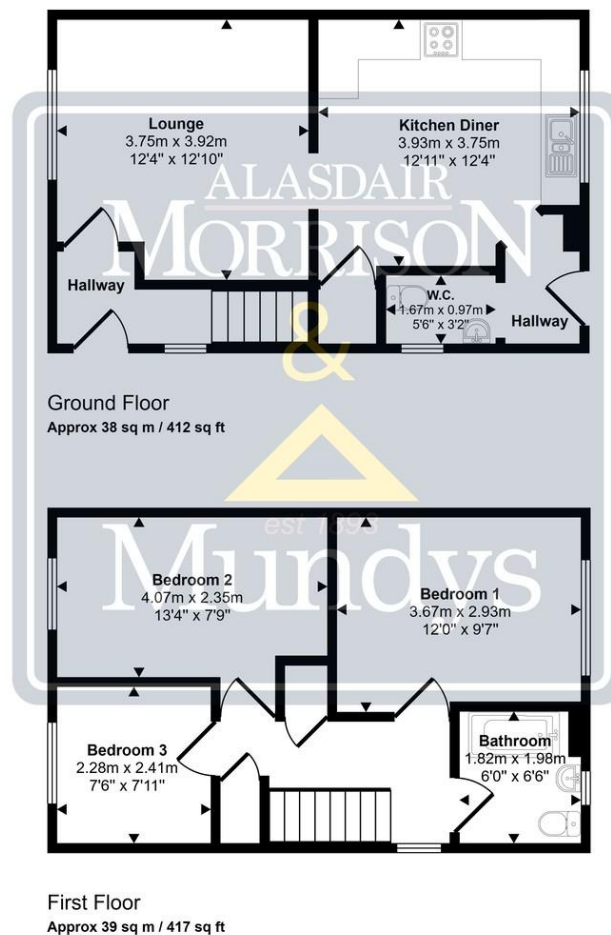
#### GENERAL

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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Approx Gross Internal Area  
77 sq m / 829 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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