



60 Hine Avenue, Newark, Nottinghamshire,  
NG24 2LH

**£215,000**  
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A very well presented three bedroom detached family home situated on a spacious corner plot in this quiet and sought after cul-de-sac location. The living accommodation has the benefit of uPVC double glazed windows and a gas fired central heating system.

The living accommodation is in good decorative order throughout and comprises Chinese slate floor tiles, a light and spacious open plan lounge and dining room, kitchen with fitted units. Moving to the first floor there is a landing, three family sized bedrooms and a bathroom.

Outside the property is located on this pleasant corner plot with gravelled driveway and parking for three cars and a single garage. To the front and side of the house are enclosed and secluded gardens laid out with lawned areas and a gravelled terrace being well screened by wooden close boarded fencing and mature trees and shrubs. The property offers ideal accommodation for a family, couple or for those looking to downsize to a pleasant detached home close to a range of excellent local amenities.

Hine Avenue is situated approximately one mile from Newark town centre which has an excellent range of local amenities including Asda, Aldi, Morrisons and Waitrose supermarkets, a Marks and Spencer's food hall and a mainly Georgian market square which has a variety of independent shops, boutiques, cafes, bars and restaurants. Excellent transport links are available with access points to the A1 and A46 dual carriageways close by. Newark Northgate railway station has fast trains connecting to London King's Cross with a journey time of approximately 1 hour 30 minutes and there is a network of local bus services connecting to the surrounding areas.

The property was built by Wilcon Homes around 1985 and is constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALL



Wood front entrance door with glazed light, stairs off with cupboard below, radiator. Attractive Chinese slate tiled floor, uPVC double glazed side window.

### LOUNGE

11'8 x 11'8 (3.56m x 3.56m)



UPVC double glazed window to front elevation, radiator. Picture rail, television point, wooden fire surround with tiled hearth, fireplace and electric stove, gas point for fire. Open plan to:

### DINING ROOM

6'8 x 8'4 (2.03m x 2.54m)



UPVC double glazed window to rear elevation, door leading to:

### KITCHEN

11'6 x 9'1 (3.51m x 2.77m)  
(narrowing to 5'10)



Fitted kitchen units comprise base cupboards and drawers with working surfaces over, inset stainless steel sink and drainer, plumbing and space for automatic washing machine, wall mounted gas central heating boiler, radiator. UPVC double glazed rear entrance door and window.



## FIRST FLOOR

### LANDING

Built in airing cupboard with latted shelf and hot water cylinder, loft access hatch.

### BEDROOM ONE

11'4 x 8'6 (3.45m x 2.59m)



With uPVC double glazed window to rear elevation, radiator.

### BEDROOM TWO

11' x 8'3 (3.35m x 2.51m)



With uPVC double glazed window to front elevation, radiator, cove ceiling.

### BEDROOM THREE

8'2 x 6'4 (2.49m x 1.93m)



With radiator, uPVC double glazed window to front elevation, storage alcove over staircase.

### BATHROOM

6'4 x 5'7 (1.93m x 1.70m)



UPVC double glazed window to rear elevation, radiator. Bathroom suite comprising low suite WC, pedestal wash hand basin, panelled bath, wall tiling to splashbacks, glass shower screen, wall mounted shower over bath which was newly fitted in 2023.

## OUTSIDE



The property is situated on a pleasant and secluded corner plot approached through this quiet cul-de-sac. To the frontage there is an open plan gravel driveway with parking for up to three cars, lawn garden and border planted with box hedging and a laurel shrub. Close boarded fencing and a wooden gate give access to the side. Enclosed and secluded gardens extend along the rear and side of the house with close boarded wooden fences to the boundaries, well screened with a variety of trees and shrubs. The gardens are well laid out with a gravelled patio terrace located directly at the rear of the house. Spacious lawned areas extend to the rear boundary and along the side of the house.

The corner plot certainly offers potential to extend subject to the relevant planning permissions.

The garden offers a good degree of privacy and would be ideal for those who want security for children and pets, or enjoy gardening.



### TENURE

The property is freehold.

### SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

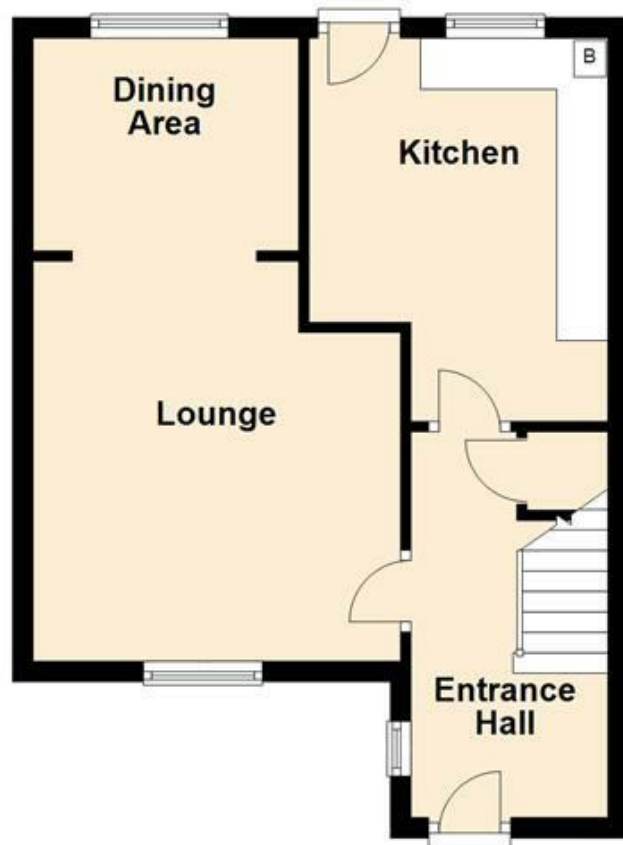
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C.

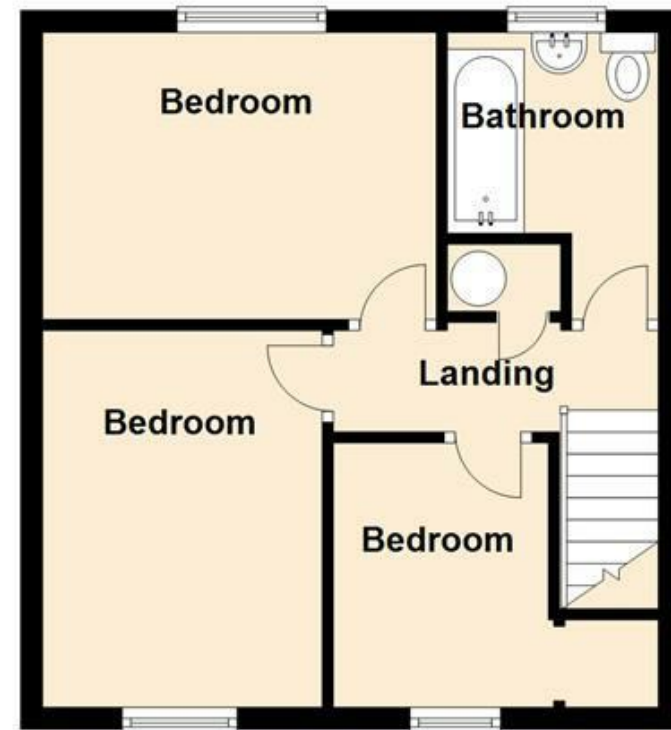
### Ground Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 71.7 sq. metres (772.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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