



109 Grange Road, Newark, NG24 4PL

**£230,000**  
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PARTNERS**  
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A spacious and well presented four bedroom semi-detached chalet bungalow with a large garden extending to the rear. The property offers living accommodation which has the benefit of uPVC double glazed windows, a gas fired central heating system and 16 roof mounted solar panels.

The living accommodation comprises, on the ground floor, entrance hall, open plan lounge and dining room, kitchen, utility room family bathroom, bedroom one and bedroom four/study. Moving to the first floor there is bedroom two, a double room with an en-suite WC and bedroom three which is another double bedroom.

Outside, to the frontage, there is a garden area, driveway with parking for two cars and a single garage. A large garden extends to the rear of the property. This is laid to lawn and planted with a variety of trees and shrubs. The garden enjoys a good degree of privacy and would be ideal for those who love gardening, grow their own fruit and vegetables or wish to keep some animals.

The bungalow offers versatile living accommodation which could be suitable for either a couple or a family with children. Conveniently situated just over one mile from Newark town centre and close to local amenities.

There is a range of good local amenities which can be found around Newark town centre, including Asda, Waitrose, Morrisons and Aldi supermarkets. The town centre has a mostly Georgian market square which holds regular markets and features a variety of independent shops, boutiques, bars and restaurants. Newark Northgate railway station has fast trains connecting to London King's Cross with a journey time of approximately 1 hour 30 minutes. Newark Castle railway station has trains connecting to Nottingham and Lincoln. There are nearby access points to the A1 and A46 dual carriageways. Nottingham, Lincoln, Retford and Sleaford are within commuting distance.

The property 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 HALLWAY

13'11 x 3'11 (4.24m x 1.19m)  
(plus 7'8 x 3'11)

L-shaped room with built in double cloak cupboard, radiator, storm porch and uPVC double glazed front entrance door.

### LOUNGE

11'11 x 14'10 (3.63m x 4.52m)  
(measurement into bay window)



Walk in bay with uPVC double glazed window to the front. Stone effect fire place and hearth with Adam's style fire surround housing a Living Flame gas fire and central heating back boiler. Television point, coved ceiling, open plan to:



### DINING ROOM

12' x 11'11 (3.66m x 3.63m)



With uPVC double glazed sliding patio doors to the rear giving access to the garden. Radiator, coved ceiling, radiator, staircase to first floor.

## KITCHEN

11'11 x 10'4 (3.63m x 3.15m)



UPVC double glazed windows to the rear and side elevations. Double panel radiator. Range of kitchen units with pine doors comprising base cupboards and drawers with work surfaces over, inset stainless steel sink and drainer, tiling to splashbacks. Wall cupboards, gas point for cooker, space for dining table.

## UTILITY ROOM

8'6 x 6'3 (2.59m x 1.91m)

With plumbing for automatic washing machine. UPVC double glazed window and rear entrance door giving access to the garden.

## BEDROOM ONE

15'11 x 8'5 (4.85m x 2.57m)



A double bedroom with walk in bay and uPVC double glazed window to the front. Radiator, laminate floor covering.

## BEDROOM FOUR/STUDY

9'10 x 7'5 (3.00m x 2.26m)

With radiator and uPVC double glazed window to the front.

## FAMILY BATHROOM



Fitted with a suite comprising low suite WC, pedestal wash hand basin, corner bath with mixer tap. There are part tiled walls, two uPVC double glazed windows to rear elevation.

## FIRST FLOOR

### LANDING

## BEDROOM TWO

14'4 x 7'10 (4.37m x 2.39m)



With uPVC double glazed window to the rear, radiator.

## EN-SUITE W.C.

4'7 x 2'10 (1.40m x 0.86m)

With low suite WC, wash hand basin. UPVC double glazed window to the rear.

## BEDROOM THREE

11'2 x 7'7 (3.40m x 2.31m)

(plus recess 4'8 x 3'2)



UPVC double glazed window to the rear. Radiator, built in double eave's cupboard with shelving. Access door to roof space and storage which also houses the Solex power X1 solar panel meter.

### **OUTSIDE**

The plot size is 0.266 acres (0.108 hectares) or thereabouts.

To the front of the bungalow there is a brick boundary wall and a driveway providing hard standing for two cars off road and a pathway leading to the front door and storm porch. Gravelled front garden area with rockery.



The private and secluded rear gardens are laid out with lawned areas, borders, pathways and a variety of mature trees and shrubs. There is a timber built shed and an enclosure to the rear of the plot suitable for keeping animals or as a chicken run. A pleasant brick paved patio terrace connects to the rear of the bungalow. The garden would be ideal for those who love gardening, wish to grow their own fruit and veg or keep animals.

An outline plan is provided with these particulars for identification purposes only.



### **TENURE**

The property is freehold.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a back boiler. There are an array of 16 roof mounted Solar panels which are owned, benefit from the relevant feeding tariff.

### **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.



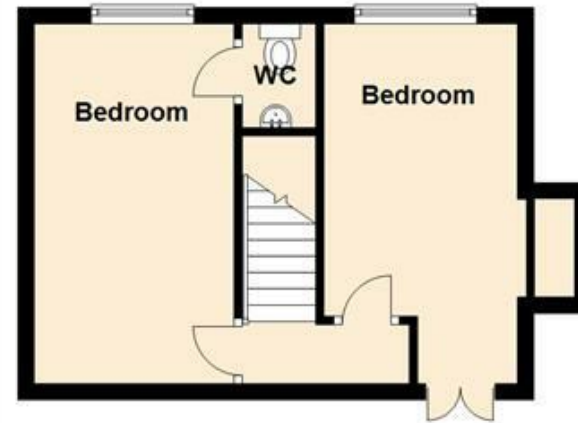
### Ground Floor

Approx. 83.0 sq. metres (893.2 sq. feet)



### First Floor

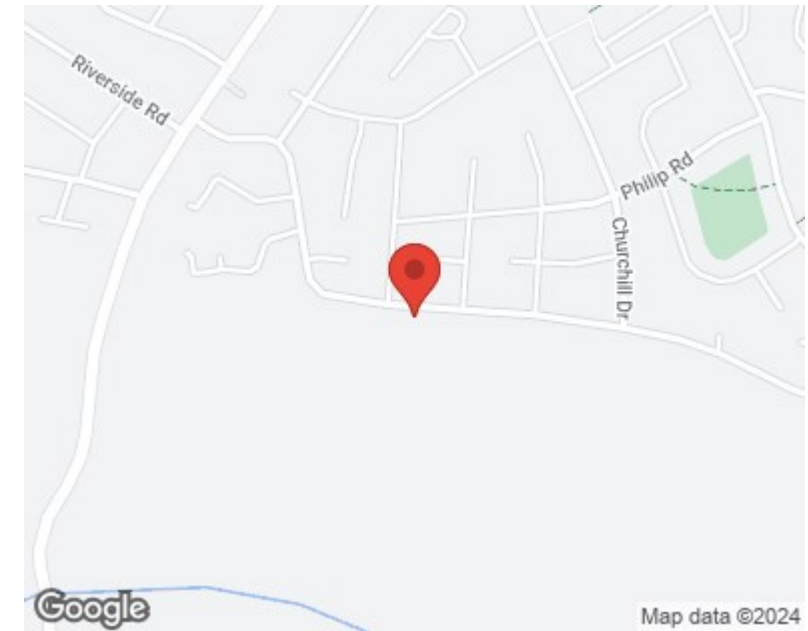
Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 110.0 sq. metres (1183.6 sq. feet)



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</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 |



*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.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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