



16 Lovers Lane, Newark, Nottinghamshire,
NG24 1HZ

Asking Price £148,850

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

An exceptionally spacious 3 bedroomed mid-terraced house most conveniently situated within a few minutes walking distance of Newark town centre. The property has a walled frontage and garden with a low maintenance paved rear area with storage shed and a separate single garage approached by a gate directly from the rear of the property.

Recently re-decorated and there are fitted carpets throughout. Central heating is gas fired and windows are uPVC double glazed. The property provides 900 sq.ft internal floor space with pleasant well planned light and airy accommodation.

The accommodation in summary provides an entrance hall, 25.ft length lounge dining room, good sized kitchen, first floor landing, three bedrooms (two double with fitted wardrobes) and a family bathroom with electric shower over the bath. The 16.ft x 8.ft garage provides convenient off-road parking and secure storage.

Lovers Lane is situated close to the Queens Road junction and just a short walk from Newark town centre, Morrisons supermarket and the Northgate Retail Park.

Northgate Station with regular train services to London Kings Cross and the north is also just a 5 min walk from the property. Newark Castle Station provides regular services to Lincoln and Nottingham.

Constructed during the mid-1980's this property has been well maintained and the following accommodation in more detail is provided:-

GROUND FLOOR

ENTRANCE HALL

With radiator and two built-in cupboards.

LOUNGE DINING ROOM

25'7 x 12'7 overall (7.80m x 3.84m overall)



7'3 width in the dining area.

Fireplace and fitted electric fire, radiator.



KITCHEN

11'5 x 8'1 (3.48m x 2.46m)



Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit and drainer. Free standing gas oven, radiator, good sized storage cupboard under the stairs, uPVC rear entrance door.



FIRST FLOOR

LANDING

With hatch to the roof space.

BEDROOM ONE

12'8 x 9'2 (3.86m x 2.79m)



Built-in wardrobes with cupboards above. Radiator.

BEDROOM TWO

10'11 x 9'10 (3.33m x 3.00m)



Built-in wardrobes with cupboards above. Radiator.

BEDROOM THREE

8'6 x 6'6 (2.59m x 1.98m)



With radiator.

BATHROOM

8' x 5'8 (into door recess) (2.44m x 1.73m (into door recess))



Bath with electric shower and glass screen, basin and low suite WC. Fully tiled walls, airing cupboard containing the gas fired combination central heating boiler. Radiator.

OUTSIDE



The property has a walled frontage with pedestrian gate and grassed front garden. There is an enclosed rear yard with paved surface, garden shed and secure gate to the garage block.

GARAGE

16' x 8' (4.88m x 2.44m)



With up and over door. Sectional concrete garage (2nd from the left) communal forecourt area with vehicular access from Mumby Close.

SERVICES

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

TENURE

The property is freehold.

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.

VIEWING

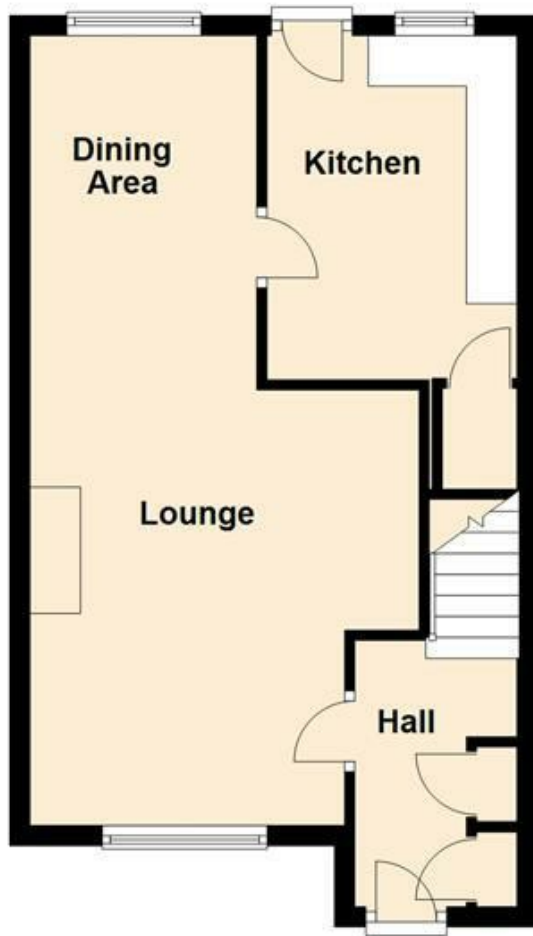
Strictly by appointment with the selling agents.

COUNCIL TAX BAND

Tax Band B under Newark and Sherwood District Council.

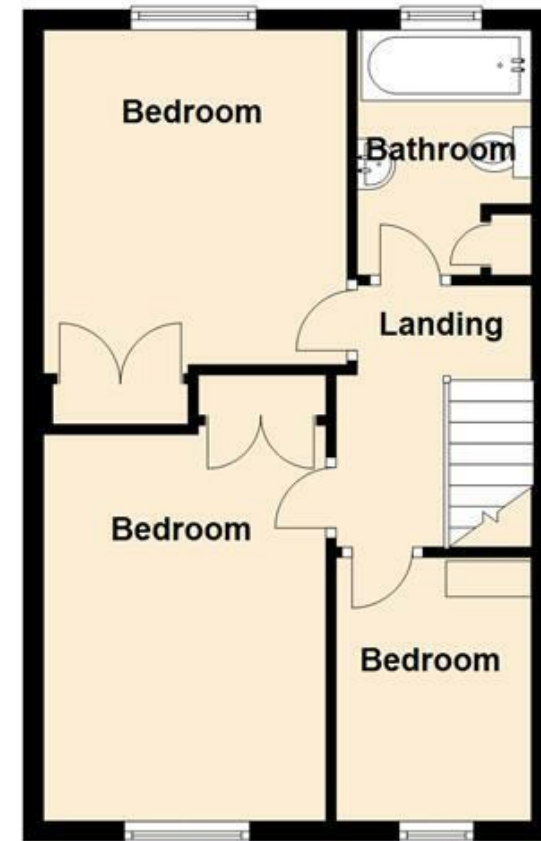
Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)




First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C	72		
(55-68) D			
(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.

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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers