



Plot 10, (No 1) Grove Grange Barnby Road,  
Newark, NG24 2NE

£575,000

Tel: 01636 611 811

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

- A Four Bedroomed Flexible Design
- Timber Framed Construction
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Gross Internal Area Approx. 1,990 Sq. Ft.
- Newark Town Centre Within Walking Distance
- Stunning 26ft Vaulted Kitchen
- Expected 'A' Rating EPC
- Gas Fired Central Heating System
- Low Density 10 House Development
- Primary School Nearby

\*\*\* AVAILABLE SOON - OCTOBER COMPLETION \*\*\*

A detached four bedroomed family house, delightfully situated on this 10 house low density and high quality development by the Grange Developments. The house design features a 26ft vaulted kitchen with two sets of bi-fold doors, two reception rooms, or a fourth bedroom en-suite provision, three double sized first floor bedrooms, master en-suite and family bathroom. This is a cul-de-sac development comprising three and four bedroomed houses conveniently situated within walking distance of Barnby Road Academy Primary School, Newark Town Centre and Newark Northgate Railway Station.

- \* Timber framed construction and expected 'A' rating EPC.
- \* Grey uPVC double glazed windows and doors and aluminium bi-folds.
- \* Gas central heating with panelled radiators.
- \* Designer kitchen by Intone Kitchens (Bourne) Lincolnshire with composite worktops.
- \* Oak vertical panel internal doors.
- \* Engineered Oak floors and fitted carpets.
- \* LED lighting throughout.
- \* Hive control heating.
- \* Individual Klargestor sewage treatment system.
- \* 10 year building warranty.

The property has facing brick elevations under a tiled roof and the following accommodation is provided:

## CANOPY PORCH

### HALL

24'9 x 6'4 (7.54m x 1.93m)

Including the stairwell with under stairs cupboard, radiator.

### CLOAK/SHOWER ROOM

11'9 x 4'5 (3.58m x 1.35m)

Potentially providing an en suite facility for ground floor bedroom if required.

### SITTING ROOM

19'10 x 11'11 (6.05m x 3.63m)

(Overall)

With radiator.

### DAY ROOM/BEDROOM FOUR

16'4 x 10' (4.98m x 3.05m)

With radiator.

### UTILITY ROOM

10'4 x 5'8 (3.15m x 1.73m)

With external door.

### KITCHEN

25'11" x 14'11" (7.92m x 4.55m)

(Plus recess 9'11 x 5'4)

Vaulted ceiling, two sets of south facing aluminium bi-fold doors, gable window and two Velux roof lights, radiator.

### FIRST FLOOR

Dog leg staircase, galleried landing, radiator, hatch to the roof space and cupboard containing the hot water cylinder.

### BEDROOM ONE

20'5 x 9'10 (6.22m x 3.00m)

Vaulted ceiling, radiator and gable window.

### EN SUITE

9'11 x 6'8 (3.02m x 2.03m)

(Measured into the shower recess)

Chrome heated towel rail, Velux roof light.

### BEDROOM TWO

14'7 x 9' (4.45m x 2.74m)

Gable window, radiator.

### BEDROOM THREE

10' x 9'1 (3.05m x 2.77m)

Vaulted ceiling, gable window, radiator.

### BATHROOM

9' x 5'9 (2.74m x 1.75m)

With Velux roof light.

### OUTSIDE

External car parking spaces and garden area.

## **SERVICES**

Mains water, electricity, and gas are connected.

## **DRAINAGE**

Each property has a Klargester sewage treatment system.

## **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**

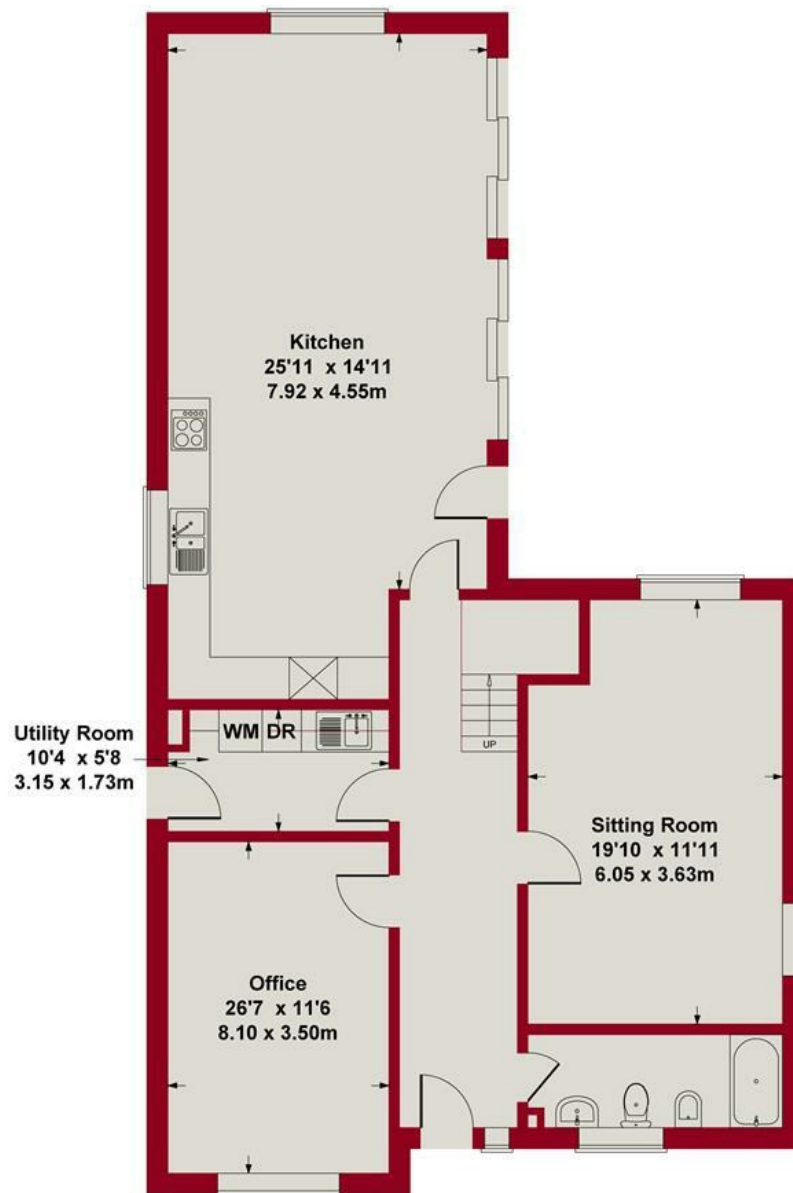
To be confirmed.



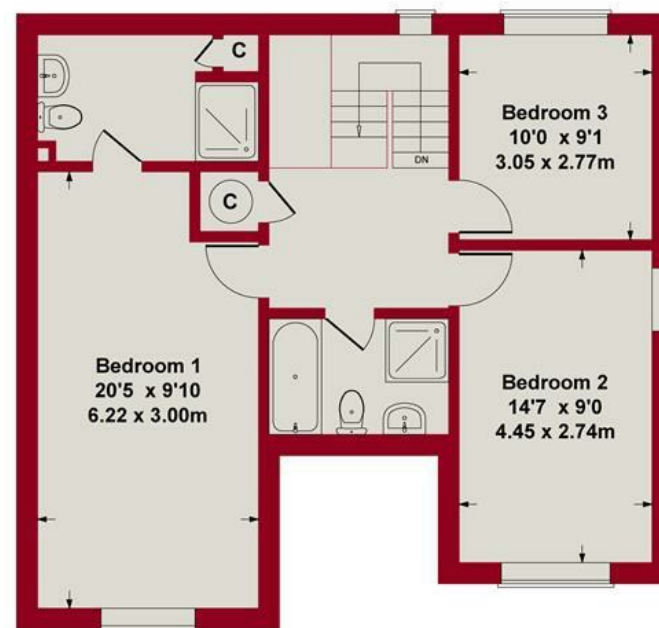








**GROUND FLOOR**

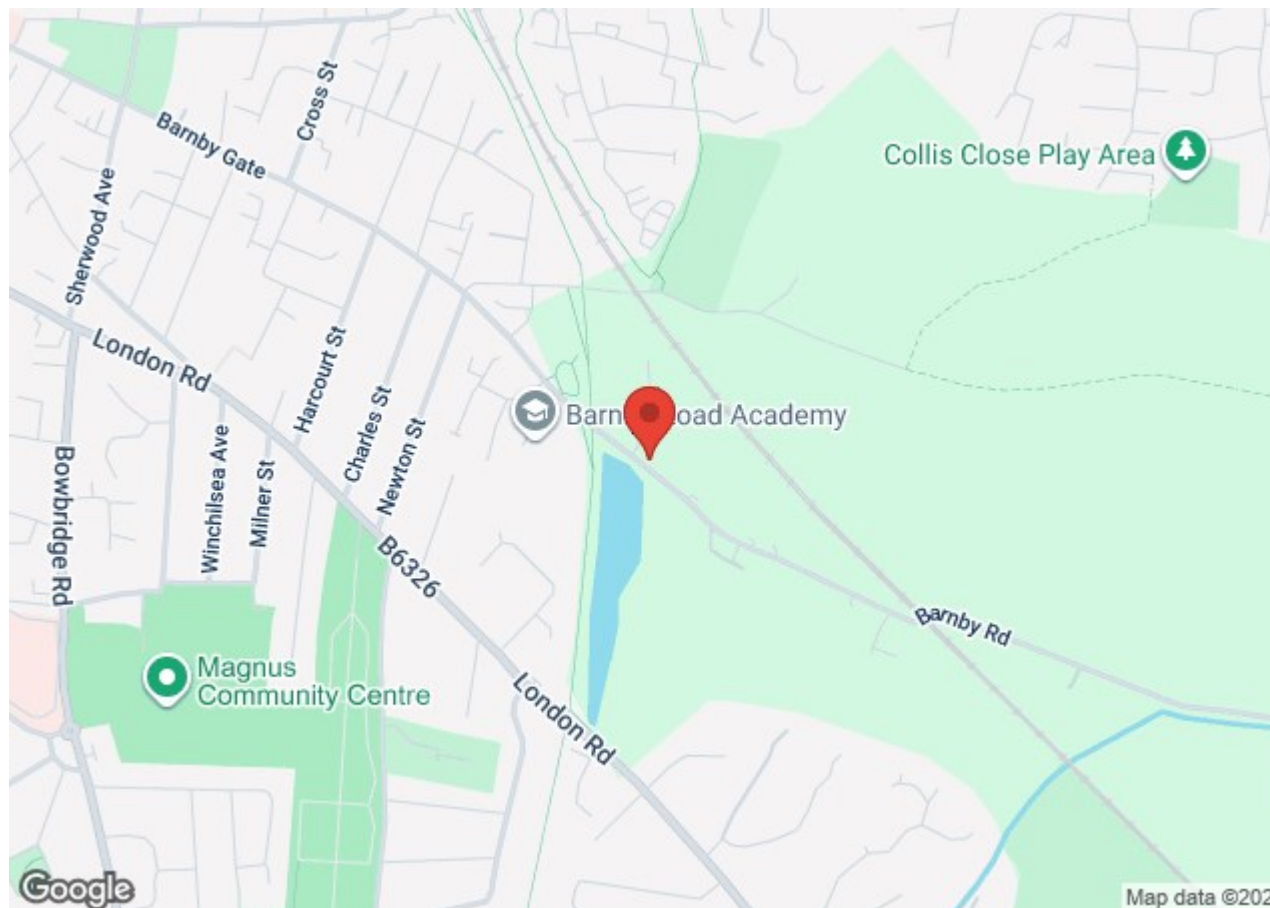


**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





*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 611 811



**RICS**



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)

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