



Marigold Way, Newark
Asking Price £250,000



Marigold Way

Newark

Immaculately presented, this modern semi detached home is located on the popular development of Middlebeck, benefiting from superb access to the A1 and A46, and boasts a delightful landscaped rear garden that has been tastefully planted with a variety of plants/trees for future screening. This home represents a home ready to move straight into and still retains an NHBC warranty.

The property's spacious accommodation comprises: inviting entrance hallway, ground floor W/C, generous lounge, large dining kitchen with three skylights flooding this space with light. This space also enjoys French doors to the rear garden and a host of appliances to include a five ring gas hob, double electric oven, integrated dishwasher and fridge/freezer. The first floor has a quality four piece family bathroom suite and three bedrooms.

Outside, this home benefits from a tandem driveway to the side that provides off street parking for two vehicles. The rear garden is deceptive in its size for the style of house, and has been cleverly landscaped with future screening in mind. The garden boasts a wonderful decked entertaining area, lawned area and a variety of planted trees and plants to borders. Other features include the NHBC warranty, gas central heating and UPVC double glazing.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

11' 10" x 7' 3" (3.61m x 2.21m)
maximum measurements

Ground Floor WC

6' 2" x 3' 2" (1.88m x 0.96m)

Lounge

14' 8" x 9' 10" (4.47m x 3.00m)

Dining Kitchen

17' 6" x 16' 3" (5.33m x 4.95m)
maximum measurements

Bedroom One

11' 2" x 8' 9" (3.40m x 2.67m)

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)



Bathroom

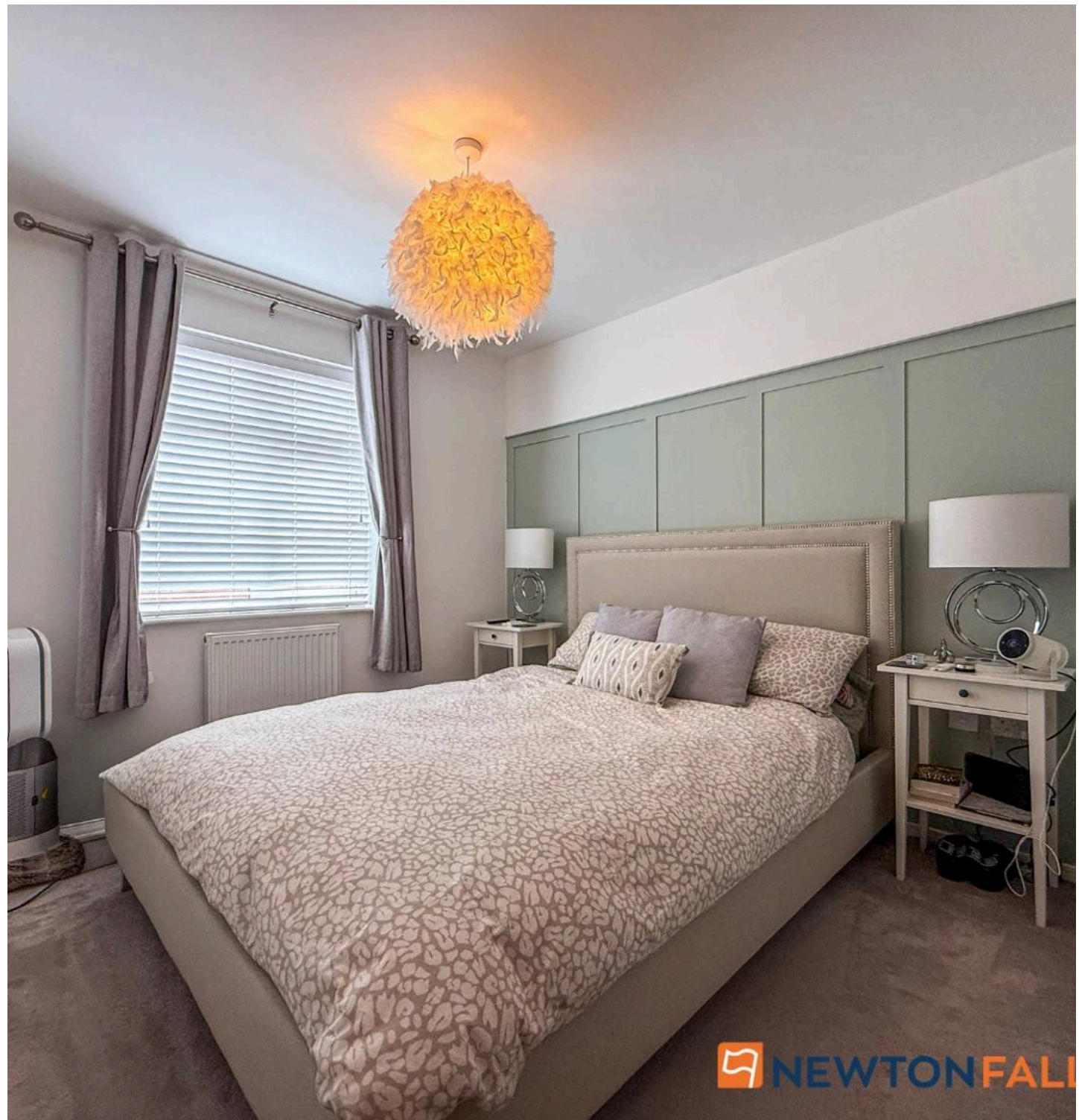
8' 4" x 6' 2" (2.54m x 1.88m)

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 880 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

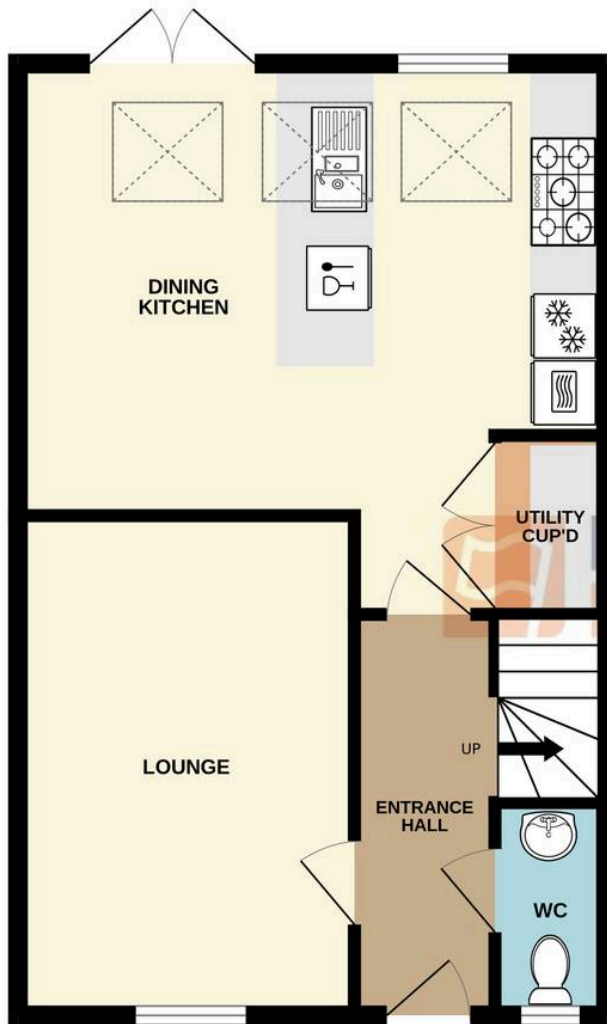
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

 **NEWTON FALLOWELL**