

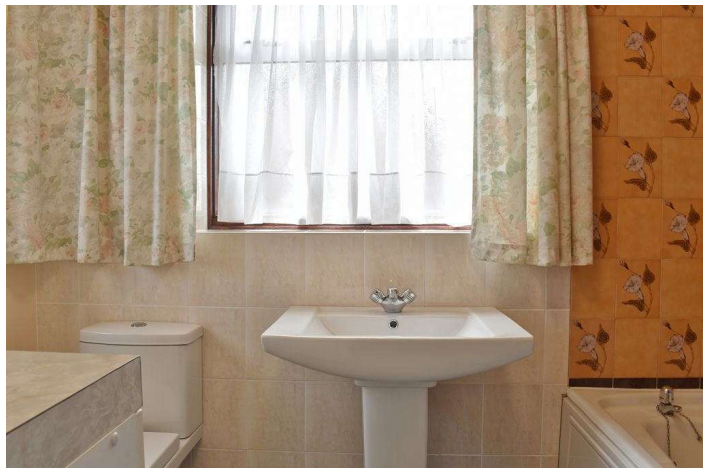
Grange Road, Newark NG24 4PN



Offers Over £250,000. A substantial three bedroom detached family home situated on a fabulous sized plot with potential to improve, and with NO CHAIN. In addition to the three bedrooms, the property has an excellent sized kitchen, lounge, utility room/cloakroom and a first floor bathroom. The property also has off road parking for numerous vehicles and a garage. Double glazing and gas central heating are installed. Viewing is essential to appreciate the size and potential of this property.

Offers Over £250,000







Situation and Amenities

The property is situated in a sought after residential location. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway 15' 10" x 5' 11" (4.82m x 1.80m)

The spacious reception hallway has the staircase rising to the first floor and a window to the front elevation. The hallway provides access to the lounge and kitchen, and has a ceiling light point and a radiator.

Lounge 18' 3" x 12' 5" (5.56m x 3.78m)

An excellent sized and well proportioned reception room with windows to the front and rear elevations, and glazed French doors leading out into the garden. The lounge has two ceiling light points and two radiators.

Kitchen 12' 10" x 11' 10" (3.91m x 3.60m)

The kitchen has dual aspect windows to the rear and side elevations, and is currently fitted with an excellent range of base and wall units, including display cabinets, with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven and ceramic hob. In addition there is space and plumbing for both a washing machine and a dishwasher. There is a ceiling light point and a radiator. A door leads to the rear porch.

Rear Porch

This versatile space provides further access to the front of the property, and has doors leading into the garden, the garage and utility room. The porch has a ceramic tiled floor and a wall light point.

Utility Room/Cloakroom 11' 9" x 8' 6" (3.58m x 2.59m) (overall measurements)

The utility room has two windows to the rear elevation and a sealed door to the garden. Incorporated in this room is the cloakroom which has a WC and wash hand basin. The utility room has a range of fitted kitchen units and a ceiling light point.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has a window to the front elevation and doors into all three bedrooms and the bathroom. Located on the landing is the former airing cupboard which now houses the central heating boiler. The landing has a ceiling light point.

Bedroom One 13' 11" x 10' 2" (4.24m x 3.10m)

An excellent sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Two 12' 10" x 9' 2" (3.91m x 2.79m) (plus door recess)

An excellent sized double bedroom with a window to the rear elevation, a fitted double wardrobe with sliding mirror doors, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom Three 8' 10" x 7' 7" (2.69m x 2.31m)

A good sized third bedroom having a window to the front elevation, a range of fitted wardrobes, a ceiling light point and a radiator.

Bathroom 8' 7" x 5' 6" (2.61m x 1.68m)

The bathroom has dual aspect opaque windows, and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. There is a useful fitted storage cupboard, a ceiling light point and a radiator.

Outside

This family home stands on an excellent sized plot and to the front is a lawned garden edged with well stocked borders. Adjacent to this is the driveway which provides off road parking for numerous vehicles. A footpath leads to the front door. Located to the side of the property is a timber storage shed.

Rear Garden

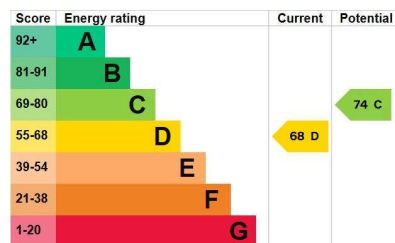
The west facing rear garden is a fabulous size and comprises a number of distinctive lawned areas interspersed with raised beds containing mature shrubs, plants and trees. There is a patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space. The two small sheds and greenhouse are included within the sale.

Garage 17' 8" x 10' 4" (5.38m x 3.15m)

The garage has an up and over door to the front elevation and a window to the rear.

Council Tax

The property is in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

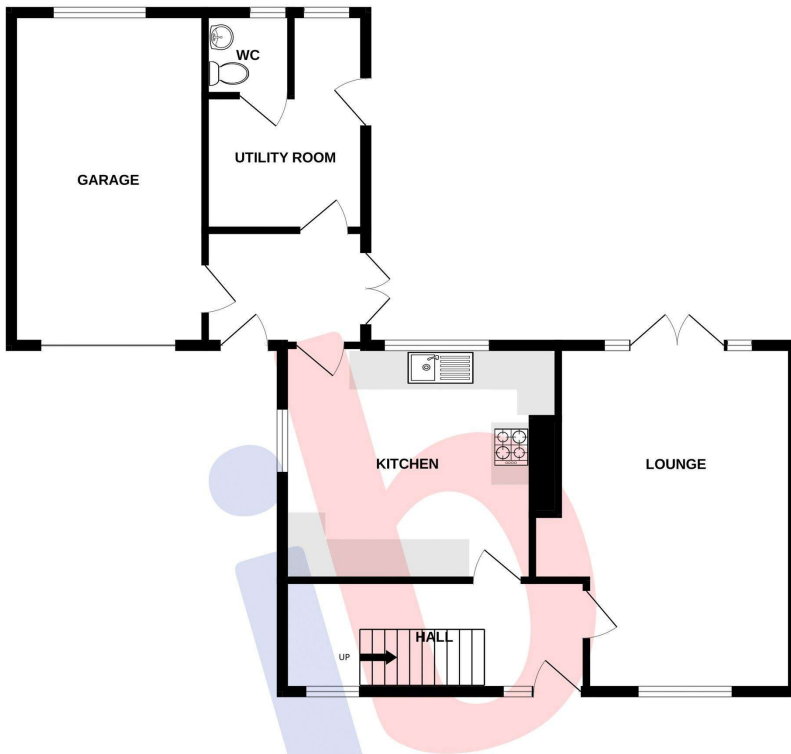
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

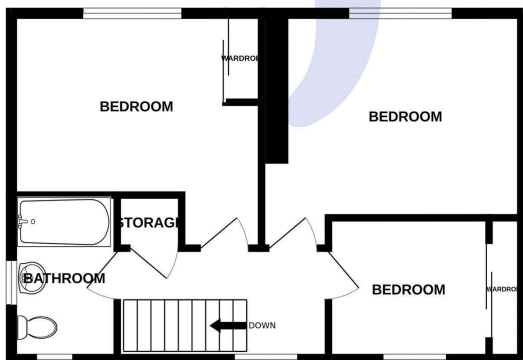
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007865 10 September 2026

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

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.

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