



London Road, Newark

Guide Price £210,000 to £215,000



NEWTON
FALLOWELL

London Road

Newark

OVER 55's Representing a unique opportunity, this detached over 55's home falls within the heart of Newark town centre, a short walk from a host of local amenities, and boasts tastefully improved and remodelled accommodation that can suit a variety of needs, with further potential to create a ground floor annexe space if required (subject to relevant permissions).

The property's accommodation comprises to the ground floor: inviting entrance hallway that can easily provide a reception space, triple aspect lounge/diner with French doors to the rear garden, opening to a superb kitchen that has a breakfast bar, four ring induction hob, electric oven and integrated dishwasher, useful utility area and access to a brilliant shower room. The first floor is welcomed by a generous landing space with large storage space, family bathroom suite and two double bedrooms, with the main bedroom enjoying a range of fitted wardrobes and drawers.

Outside, the property is approached with a concrete driveway that provides off street parking and gives access to a garage/store. The frontage is majority gravelled with scope for further parking if required. The rear garden is SOUTH FACING, and low maintenance, but boasts a wonderful degree of privacy. Other features include gas central heating and UPVC double glazing. Viewing will be key to appreciate the quality of lifestyle this home and location have to offer.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Reception Hallway

12' 8" x 11' 11" (3.86m x 3.63m)
maximum measurements

Lounge/Diner

18' 3" x 10' 6" (5.56m x 3.20m)

Breakfast Kitchen

12' 7" x 8' 3" (3.83m x 2.52m)

Utility Area

8' 3" x 5' 4" (2.52m x 1.63m)
maximum measurements

Ground Floor Shower Room

8' 3" x 4' 2" (2.52m x 1.27m)
maximum measurements

Bedroom One

12' 3" x 11' 0" (3.73m x 3.35m)
maximum measurements



Bedroom Two

11' 0" x 8' 10" (3.35m x 2.69m)

Family Bathroom

7' 4" x 5' 6" (2.23m x 1.68m)

Garage/Store

9' 5" x 8' 8" (2.87m x 2.64m)

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.

Agent's Note - Over 55's

The occupancy is restricted to a person or persons aged 55 years and over.

Agent's Note

The property has right of access on foot only across neighbouring homes, buildings or land to the rear for the purpose of inspecting, repairing and maintaining the property.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1016 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

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

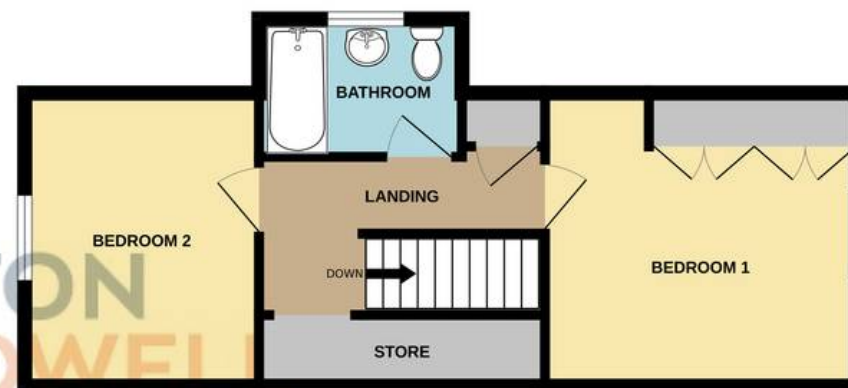
Referrals

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.
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