



**Plot 3, No.8 Grove Grange Barnby Road,
Newark, NG24 2NE**

£585,000

Tel: 01636 611 811

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Four Bedroomed Flexible Design
- Exclusive Gated 10 House Development
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Gross Internal Area Approx. 1,848 Sq. Ft.
- Newark Town Centre Within Walking Distance
- Stunning 24ft Kitchen
- Expected 'A' Rating EPC
- Gas Fired Central Heating System
- Solar Panels with Feed-In Tariff (FiT)
- Detached Brick Built Garage

A detached four bedroomed family house, delightfully situated on this 10 house exclusive gated development by Grange Developments Ltd, each set within generous private gardens. The house design features a 24ft kitchen with aluminium bi-fold doors, two reception rooms, four double sized first floor bedrooms, two en-suites 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.

- * 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.
- * LED lighting throughout.
- * EV Charging Point
- * Solar Panels
- * 10 year building warranty.

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

GROUND FLOOR

ENTRANCE HALL

17'1 x 9'4 (5.21m x 2.84m)
(Overall measurements)
Staircase to first floor.

CLOAK ROOM

4'4 x 7'2 (1.32m x 2.18m)

KITCHEN

24'3 x 18'7 (7.39m x 5.66m)
(Overall measurements)
Dual aspect and south facing bi-fold doors to the garden, radiator.

UTILITY ROOM

8'9 x 5'3 (2.67m x 1.60m)
With external door, radiator.

LOUNGE

21' x 12'3 (6.40m x 3.73m)
(Measured into the front bay window)
Centre opening patio doors to the garden, radiator.

STUDY

9'10 x 8'10 (3.00m x 2.69m)
(Measured into the bay window)
Radiator.

GALLERIED LANDING

20' x 6'6 (6.10m x 1.98m)
Built-in cupboard with hot water cylinder.

BEDROOM ONE

18'3 x 12'9 (5.56m x 3.89m)
(Plus 7'11 x 6'5)
With dual aspect, radiator.

EN SUITE

10' x 5'11 (3.05m x 1.80m)

BEDROOM TWO

11'7 x 9'1 (3.53m x 2.77m)
With built-in cupboard, radiator.

EN SUITE

8' x 3'11 (2.44m x 1.19m)

BEDROOM THREE

12'3 x 9'9 (3.73m x 2.97m)
Radiator.

BEDROOM FOUR

12'3 x 9'9 (3.73m x 2.97m)
Radiator.

BATHROOM

7'4 x 6'1 (2.24m x 1.85m)
Radiator.

OUTSIDE

There are 2 External car parking spaces, an EV charging point and a west facing garden area.

DETACHED SINGLE GARAGE

19' x 10'6 (5.79m x 3.20m)

(approximate internal measurement)

With garage door and rear personal door.

SERVICES

Mains water, electricity, and gas are connected. The property has solar panels.

SOLAR PANELS

Energy-efficient solar PV panels with Feed-in Tariff benefits providing renewable energy generation, benefitting from reduced energy bills and potential income from exported electricity.

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

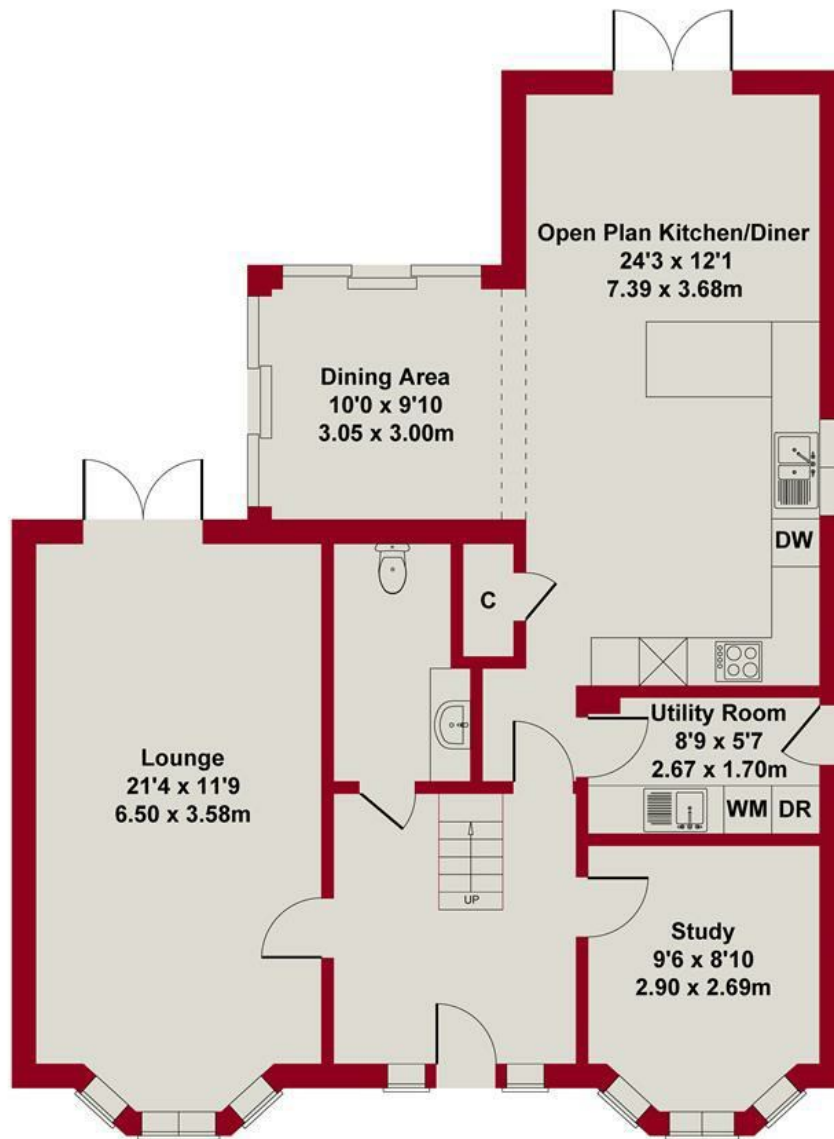
To be confirmed.


GRANGE
DEVELOPMENTS
10 Plot Gated Development, Newark

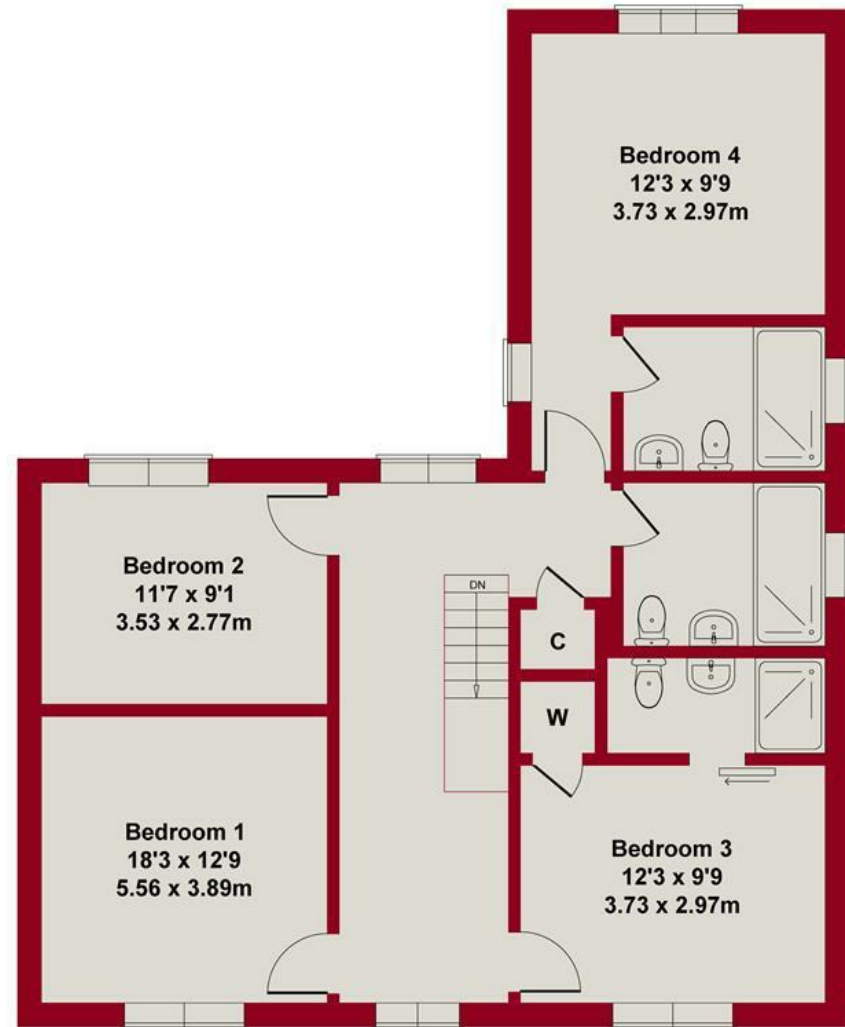


Grange Grove, Barnby Road, Newark - Price List

Plot No.	Street No.	House Type	sq m	sq ft	Asking Price
Plot 1	No.10	3/4 Bed Detached House	171.50	1,846	£575,000
Plot 2	No.9	3/4 Bed Detached House	171.50	1,846	£570,000
Plot 3	No.8	4 Bed Detached House	171.68	1,848	£585,000
Plot 4	No.7	4 Bed Detached House	184.78	1,989	SSTC
Plot 5	No.6	4 Bed Detached House	171.68	1,848	£580,000
Plot 6	No.5	3/4 Bed Detached House	171.50	1,846	£580,000
Plot 7	No.4	4 Bed Detached House	171.68	1,848	£590,000
Plot 8	No.3	4 Bed Detached House	184.78	1,989	£600,000
Plot 9	No.2	3/4 Bed Detached House	171.50	1,846	£575,000
Plot 10	No.1	3/4 Bed Detached House	171.50	1,846	£570,000



GROUND FLOOR



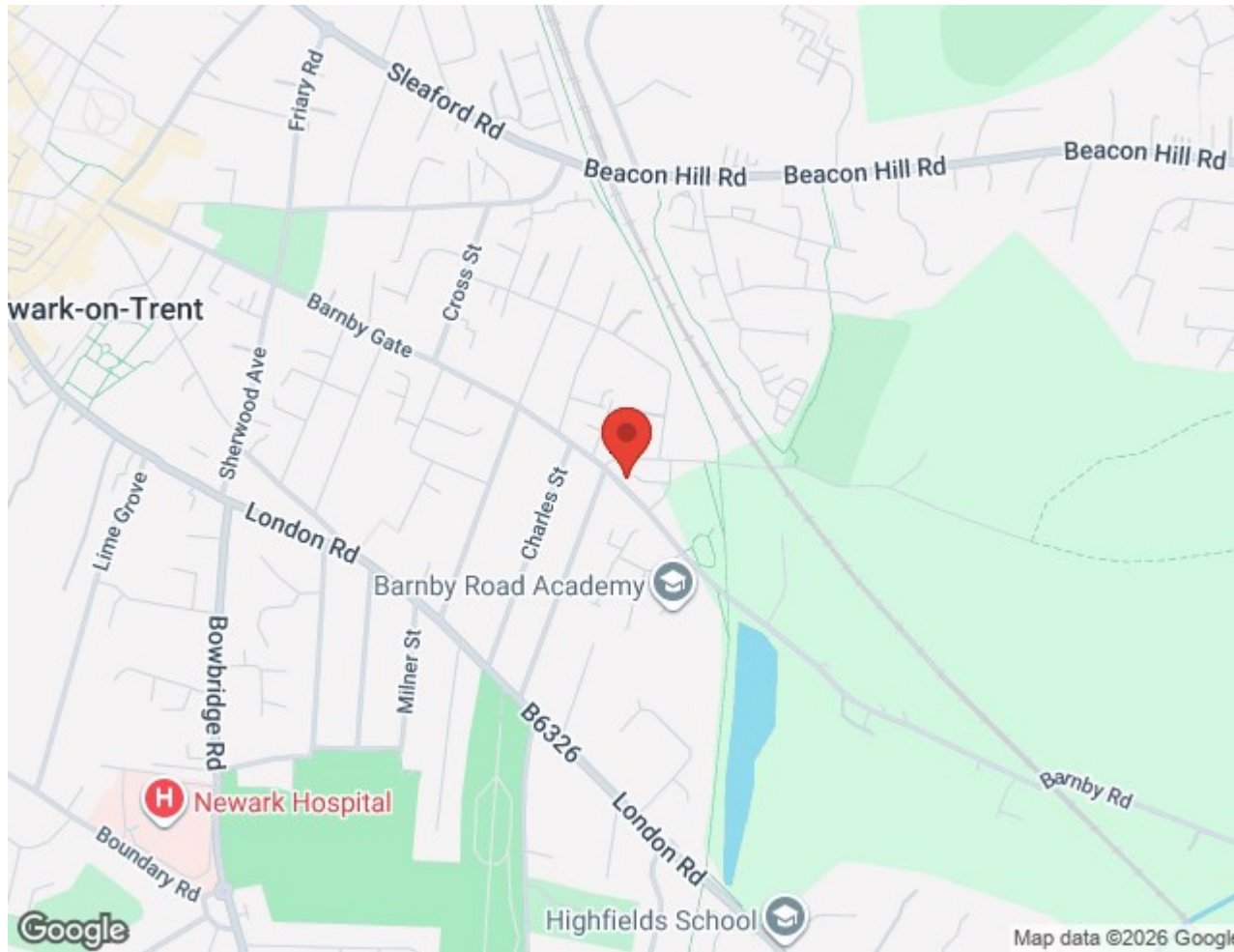
FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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



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