



The Ivies, Newark

Guide Price £300,000 to £310,000



The Ivies

Newark

Occupying a delightful tucked away position in a sought after cul-de-sac location on the outskirts of Newark town centre, this detached family home hugely benefits from its private position with no passing traffic and a superb SOUTH WEST facing garden, as well as boasting 16 OWNED SOLAR PANELS, an EPC rating of B and parking for multiple vehicles.

The well-presented accommodation comprises, to the ground floor: entrance hallway, W/C, spacious lounge, separate dining room, conservatory and a quality kitchen that has granite work surfaces, breakfast bar and appliances to include a gas range cooker and an integrated dishwasher. A pleasant feature of the living accommodation is the French doors connecting the lounge and dining room, helping to create a more open plan feel. The first floor has a family bathroom suite, and four bedrooms, with the main bedroom having an ensuite shower room.

Outside, this wonderful family home enjoys views across a pleasant green area and has a generous tarmac driveway that provides off street parking for numerous vehicles and in turn leads up to a single garage. The frontage also benefits from a variety of established plants/shrubs. The rear garden is south west facing, fully enclosed, and offers excellent privacy thanks to plenty of established shrubs/trees along the borders. The space features a large paved entertaining area alongside lawned and gravelled sections. Further benefits include wooden double glazing and gas central heating, powered by a new boiler installed within the last couple of years to enhance comfort and energy efficiency. Well positioned for families and commuters alike, the property enjoys close proximity to highly regarded primary schools in Elston and Farndon, alongside excellent transport links to the A46, A1, and nearby train stations.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

11' 8" x 6' 6" (3.56m x 1.98m)
maximum measurements

Ground Floor WC

4' 7" x 3' 2" (1.40m x 0.96m)

Lounge

14' 5" x 11' 5" (4.39m x 3.48m)
maximum measurements

Dining Room

9' 9" x 9' 5" (2.97m x 2.87m)

Conservatory

10' 5" x 8' 6" (3.17m x 2.59m)
maximum measurements

Breakfast Kitchen

16' 2" x 11' 3" (4.93m x 3.43m)
maximum measurements

Bedroom One

15' 1" x 11' 9" (4.60m x 3.58m)
maximum measurements

Ensuite Shower Room

8' 5" x 4' 11" (2.56m x 1.50m)
maximum measurements

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.54m)
maximum measurements

Bedroom Three

8' 11" x 8' 0" (2.72m x 2.44m)
maximum measurements



Bedroom Four/Home Office

8' 7" x 7' 10" (2.62m x 2.39m)

maximum measurements

Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Garage

16' 4" x 7' 11" (4.98m x 2.41m)

Agent's Note - Windows

The property has a combination of Wooden and UPVC double glazing.

Agent's Note - Solar Panels

The property has 16 owned solar panels.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,225 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.
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