



Barnby Road, Newark

Guide Price £475,000 to £500,000



## Barnby Road

Newark

MARKETED WITH NO CHAIN Positioned on a magnificent plot on the outskirts of Newark town centre, this delightful individual detached home boasts incredible potential for both extension but also further development, subject to relevant planning permissions. This home is conveniently positioned within walking distance of Barnby Road Academy Primary School as well as the host of local amenities the town has to offer.

The property benefits from wonderfully versatile accommodation that comprises to the ground floor: entrance porch, inviting entrance hallway with useful cloakroom cupboard, generous dual aspect lounge, large sun room with doors to the rear garden, dining room/bedroom three, home office/bedroom four, kitchen area that provides ample storage that further opens through to a dining area, and a spacious kitchen with gas hob and electric oven. The first floor is welcomed by a generous landing space, with access to two double bedrooms and a shower room.

Outside, this marvellous home is approached with two gated entrances that boasts a U-shaped driveway, providing off street parking for a variety of vehicles. One part of the driveway leads through to a useful car port, and the other access in turn gives access through to the double garage. The double garage has an electric door, range of fitted storage units as well as power and light connected. Attached is a versatile hobby room with a further outbuilding behind (currently acting as a summerhouse), where both spaces could be maximised for a variety of purposes. The gardens retain a beautiful degree of privacy and have been landscaped to include different areas. The formal garden benefits from a large blocked paved entertaining area, with a raised decked seating area giving views across the garden. Beyond this space, there is a wild garden with established shrubs and trees, with further access to a wonderful private area with feature pond, additional summer house, and a green house. Other features of this home include gas central heating and UPVC double glazing. Viewing will be key to appreciate both the scope of this home, as well as the magnificent position and plot the property offers.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





#### Entrance Porch

5' 10" x 5' 5" (1.78m x 1.65m)

#### Entrance Hallway

12' 9" x 6' 8" (3.89m x 2.03m)  
maximum measurements

#### Ground Floor WC

5' 11" x 4' 8" (1.80m x 1.42m)

#### Cloakroom Cupboard

5' 8" x 2' 8" (1.73m x 0.81m)

#### Lounge

23' 1" x 11' 11" (7.04m x 3.63m)

#### Sun Room

19' 9" x 9' 11" (6.02m x 3.02m)

#### Dining Room/Bedroom Three

12' 1" x 9' 8" (3.68m x 2.95m)  
maximum measurements

#### Home Office/Bedroom Four

9' 11" x 8' 11" (3.02m x 2.72m)

#### Kitchen Area

13' 1" x 12' 1" (3.99m x 3.68m)  
maximum measurements

#### Dining Area

10' 5" x 9' 11" (3.17m x 3.02m)

#### Kitchen

11' 4" x 9' 9" (3.45m x 2.97m)



**First Floor Landing**

9' 11" x 8' 11" (3.02m x 2.72m)  
maximum measurements

**Bedroom One**

16' 0" x 11' 10" (4.88m x 3.61m)  
maximum measurements

**Bedroom Two**

10' 10" x 9' 11" (3.30m x 3.02m)

**Shower Room**

8' 11" x 8' 8" (2.72m x 2.64m)  
maximum measurements

**Double Garage**

18' 10" x 18' 7" (5.74m x 5.66m)

**Hobby Room**

18' 8" x 10' 4" (5.69m x 3.15m)

**Summer House**

17' 4" x 11' 4" (5.28m x 3.45m)

**Car Port**

23' 10" x 11' 8" (7.26m x 3.56m)





### 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 and water are connected. Drainage is by way of soakaways, which are found in the front garden.

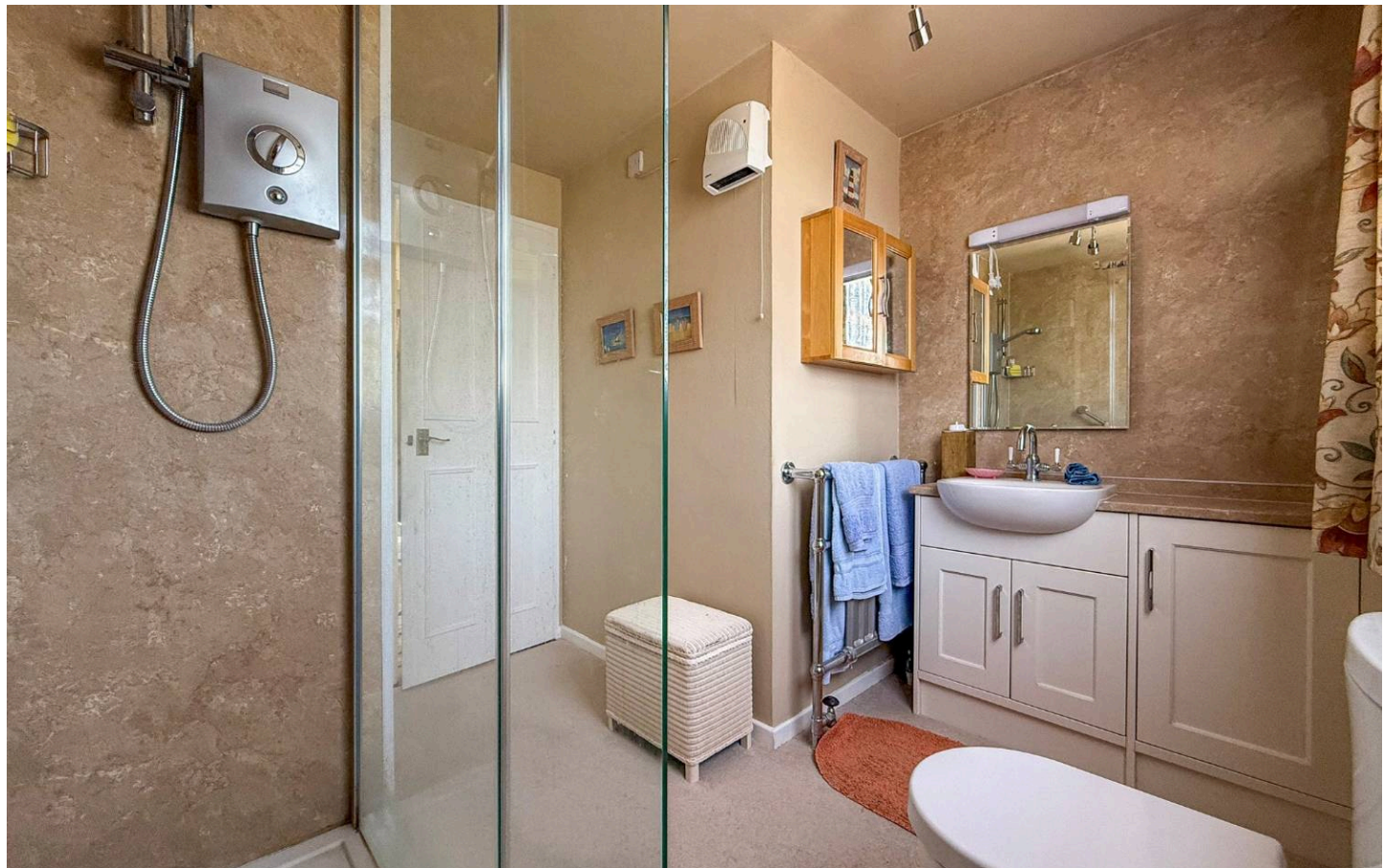


### Square Footage

The square footage for this property is approximately 2,737 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.

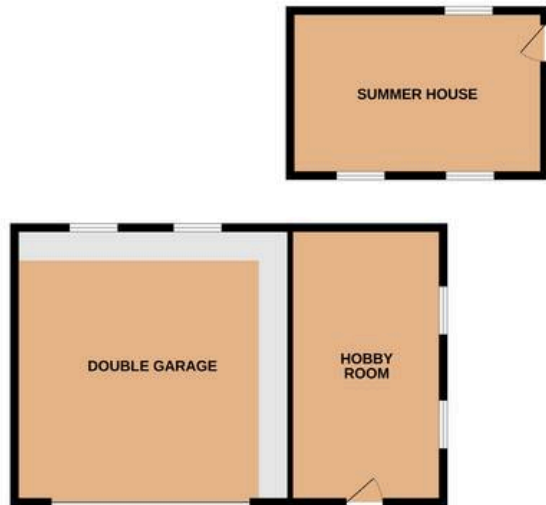
### **Referrals**

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.





OUTBUILDINGS



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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## Newton Fallowell

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 **NEWTON FALLOWELL**