Jon Brambles
ESTATE AGENTS

Lincoln Road, Newark NG24 2DF

GUIDE PRICE £175,000 to £185,000. An extended three bedroom semi detached property situated on a corner plot in this sought after location. In addition to the three bedrooms, the property has an excellent sized lounge/diner, fitted kitchen, conservatory and bathroom. There is a driveway providing ample off road parking, a garage and enclosed garden. Double glazing and gas central heating are installed. This home represents excellent value for money and early viewing is strongly recommended.

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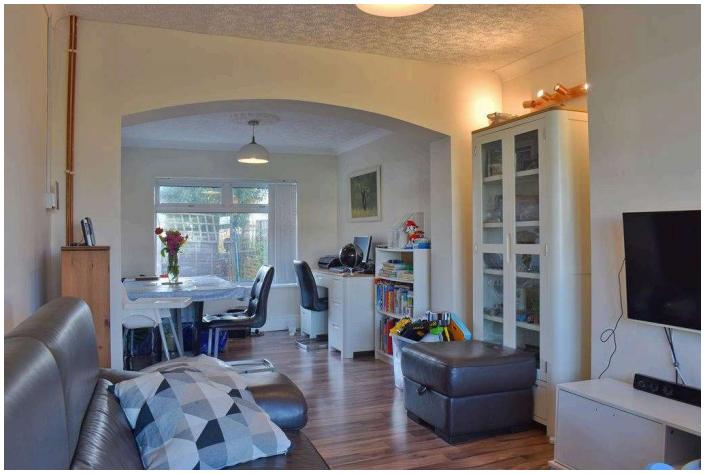
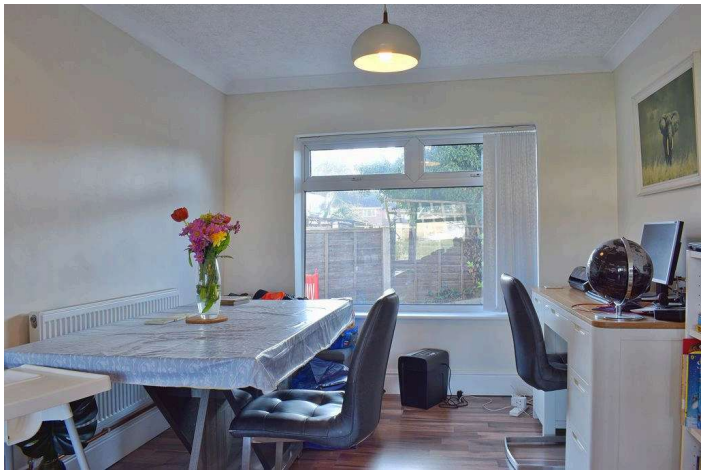
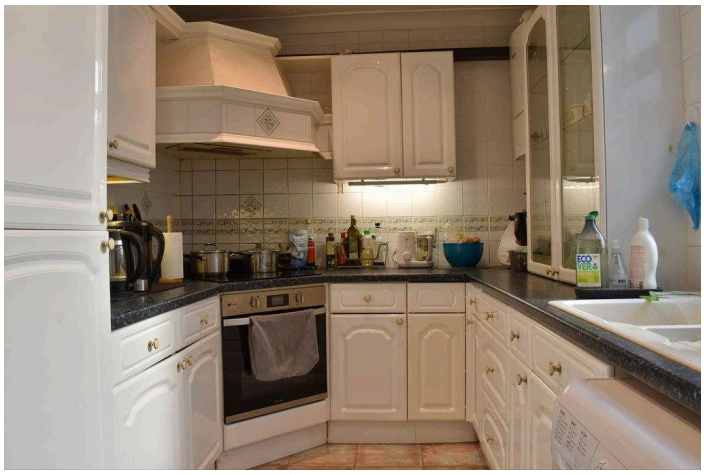






Situation and Amenities

The property is situated a short distance from the town centre. 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 an 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:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the lounge, kitchen and ground floor bathroom. The hallway has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Lounge/Diner *24' 3" x 10' 6" (7.39m x 3.20m) (at widest points)*

This excellent sized and well proportioned reception room has a bay window to the front elevation and a further window to the rear. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has the same laminate flooring that flows through from the hallway, cornice to the ceiling, both wall and ceiling light points and two radiators.

Bathroom *8' 7" x 5' 9" (2.61m x 1.75m)*

The bathroom has a high level opaque window to the front elevation and is fitted with a corner bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom has ceramic floor and wall tiling, recessed ceiling spotlights, an extractor fan and a radiator.

Kitchen *11' 9" x 7' 8" (3.58m x 2.34m)*

The kitchen has a window to the rear elevation and a half glazed door leading into the conservatory. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an oven with ceramic hob and extractor hood above, and a fridge/freezer. There is also space and plumbing for both washing machine and dishwasher. The kitchen has ceramic tiling to the walls, recessed ceiling spotlights and cornice to the ceiling. The central heating boiler is located in the kitchen.

Conservatory *9' 2" x 6' 2" (2.79m x 1.88m)*

The conservatory is of dwarf brick wall construction with a upvc frame. French doors lead out into the courtyard garden. The conservatory has a ceramic tiled floor and wall light points.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into the three bedrooms. There is a small but useful storage cupboard sited above the staircase. The landing has cornice to the ceiling and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One *14' 2" x 10' 6" (4.31m x 3.20m)*

An excellent sized double bedroom with windows to the front and rear elevations. The bedroom has twin fitted double wardrobes situated either side of the chimney breast, and a further useful storage cupboard which is sited above the staircase. The room has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two *12' 0" x 6' 11" (3.65m x 2.11m)*

A double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three *8' 10" x 6' 10" (2.69m x 2.08m)*

A good sized third bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Outside

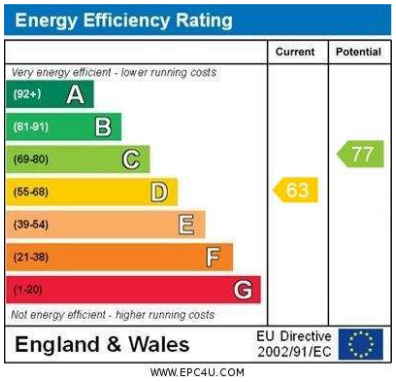
The principal gardens to this family home are located to the front and comprise two distinctive and sizeable lawned areas, with a footpath running between and leading to the front door. The lawns are bounded by mature hedgerow and contain a number of mature shrubs and plants. Situated adjacent to the lawned areas is a long driveway which provides off road parking for two/three vehicles and in turn leads to the garage. The small courtyard garden to the rear is fully enclosed.

Garage *15' 9" x 15' 9" (4.80m x 4.80m) (at widest points)*

The garage has an up and over door to the front, a window to the side, and a personnel door to the rear. The garage is equipped with power, lighting and water.

Council Tax

The property is in Band B.



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

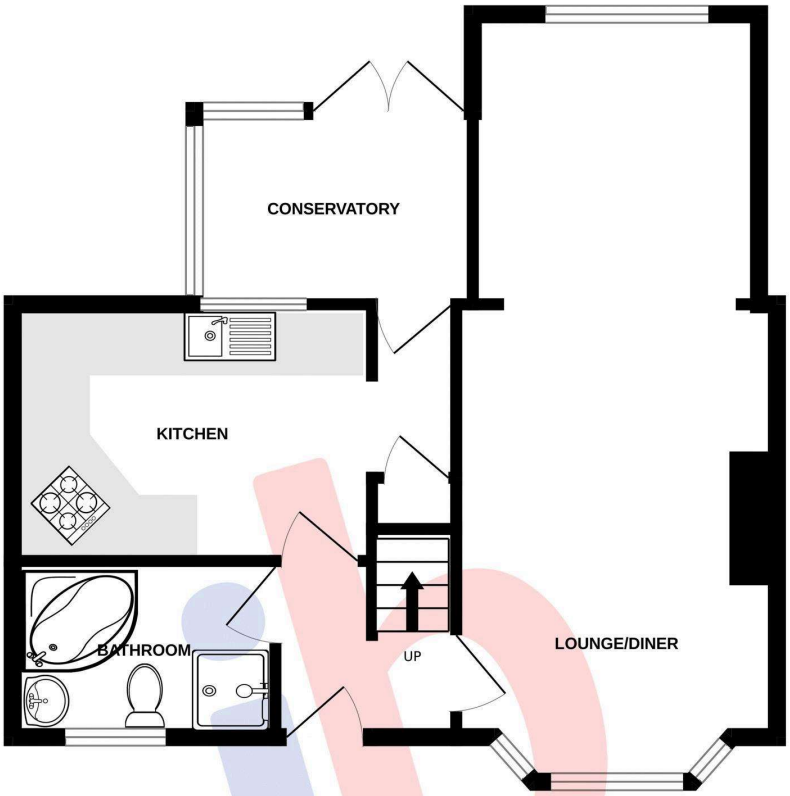
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

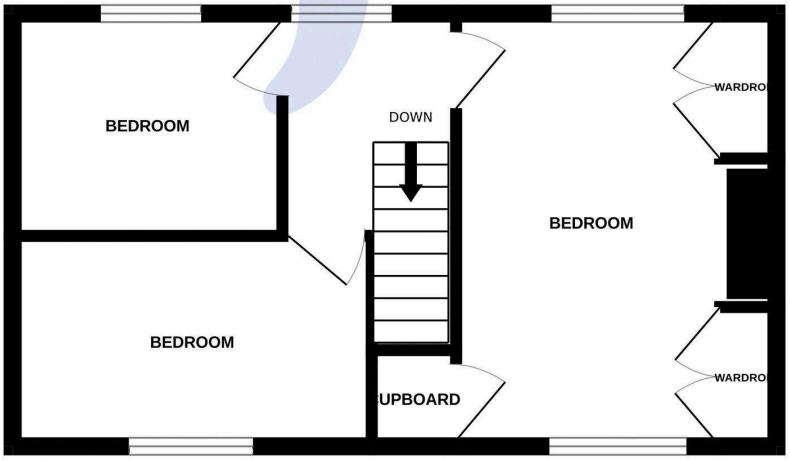
Services/Referral Fees

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. 00007643 23 June 2026

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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