

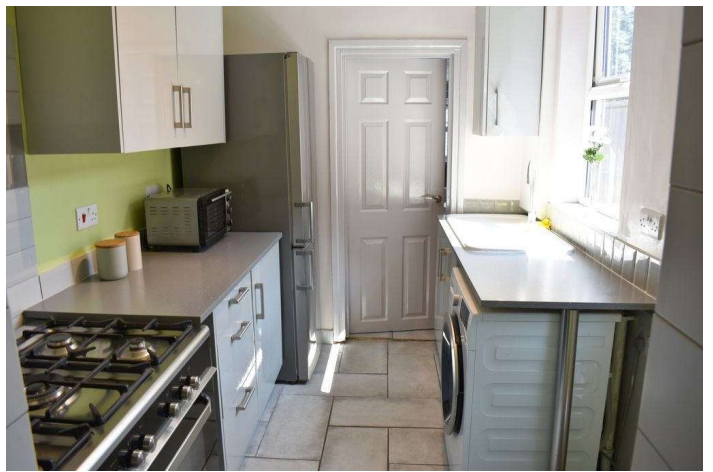
## Sleaford Road, Newark NG24 1NF



Offered to the market with NO ONWARD CHAIN, this charming home is located a short distance from the town centre and must be viewed to fully appreciate the quality, character and versatility of the accommodation on offer which includes two reception rooms, a fitted kitchen, three bedrooms, and a modern family bathroom. **The "the Jewel in the Crown" of this beautiful property is the versatile attic space.**

**Offers Over £160,000**









### SUMMARY

A beautifully presented three bedroom property, ideally situated a short distance away from the town centre and train stations. The accommodation is both stylish and well maintained, featuring two inviting reception rooms, a fitted kitchen, a modern family bathroom, and three bedrooms, one of which is currently utilised as a dressing room. The property also boasts a thoughtfully designed loft room, providing flexible additional space ideal for a home office, hobby room or occasional guest accommodation (subject to any necessary consents). Outside, the property enjoys a good sized rear garden perfect for relaxing or entertaining, together with on street parking. Offered to the market with NO ONWARD CHAIN, this charming home must be viewed to fully appreciate the quality, character and versatility of the accommodation on offer.

**Living Room** 12' 2" x 11' 11" (3.72m x 3.63m)

**Dining Room** 12' 2" x 11' 5" (3.72m x 3.49m)

**Kitchen** 9' 4" x 6' 10" (2.84m x 2.09m)

**Bathroom** 8' 8" x 6' 10" (2.63m x 2.09m)

**Bedroom One** 12' 3" x 11' 8" (3.74m x 3.55m)

**Bedroom Two** 12' 4" x 8' 9" (3.76m x 2.66m)

**Bedroom Three** 9' 5" x 6' 11" (2.88m x 2.11m)

**Loft Space** 12' 7" x 9' 0" (3.83m x 2.75m) (at widest points)

### 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 a recently opened 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.

### Council Tax

The property is in Band A.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 79 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### **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**

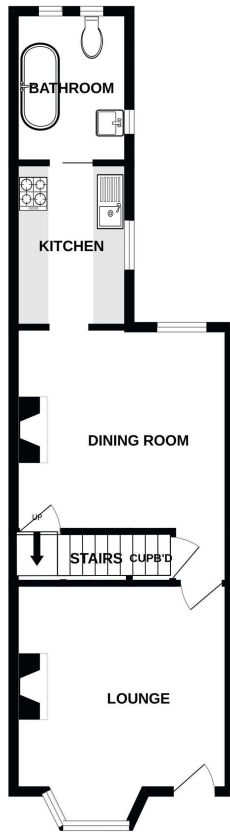
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

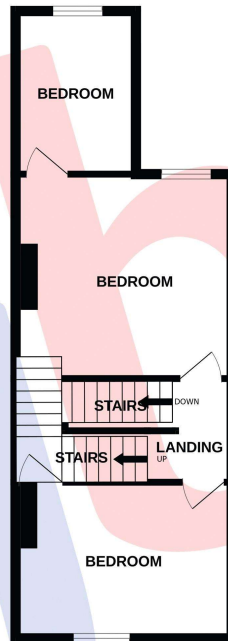
### **Services/Referral Fees**

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: Chattertons Solicitors - £120.00 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. 00007805 11 September 2026

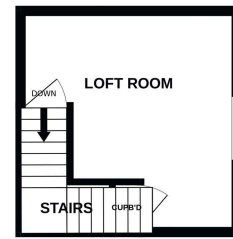
GROUND FLOOR



1ST FLOOR



LOFT ROOM



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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