



Ransome Close, Newark
Asking Price £270,000



Ransome Close

Newark

MARKETED WITH NO CHAIN Pleasantly tucked away within a quiet cul-de-sac in the sought after Beacon Heights area of Newark, this superb detached chalet home boasts a delightful landscaped SOUTH FACING rear garden and benefits from immaculate accommodation throughout, potentially suiting a variety of needs.

The property's accommodation comprises: inviting entrance hallway, ground floor bedroom, quality family bathroom, large lounge/diner and a magnificent L-shaped kitchen which has granite work surfaces and a range of high quality appliances to include a five ring gas hob, Bosch oven and grill, integrated dishwasher and fridge/freezer, with door through to a versatile conservatory, which currently provides a home office. The first floor has two double bedrooms, one of which having fitted wardrobes.

Outside, this home benefits from a generous L-shaped tarmac driveway that provides off street parking for multiple vehicles, and leads up to the single garage. The rear garden is SOUTH FACING and has been tastefully landscaped to include a private paved seating area, a vegetable garden with several raised beds and a variety of established plants and shrubs. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

11' 7" x 5' 9" (3.53m x 1.75m)
maximum measurements

Lounge/Diner

22' 4" x 12' 5" (6.81m x 3.79m)

Kitchen

14' 9" x 10' 0" (4.50m x 3.05m)
maximum measurements

Conservatory

8' 11" x 8' 2" (2.72m x 2.49m)
maximum measurements

Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m)

Ground Floor Bathroom

8' 9" x 7' 10" (2.67m x 2.39m)
maximum measurements

Bedroom One

12' 7" x 12' 6" (3.83m x 3.81m)
maximum measurements

Bedroom Two

12' 5" x 11' 7" (3.79m x 3.53m)

Garage

17' 8" x 9' 1" (5.38m x 2.77m)



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, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,196 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.

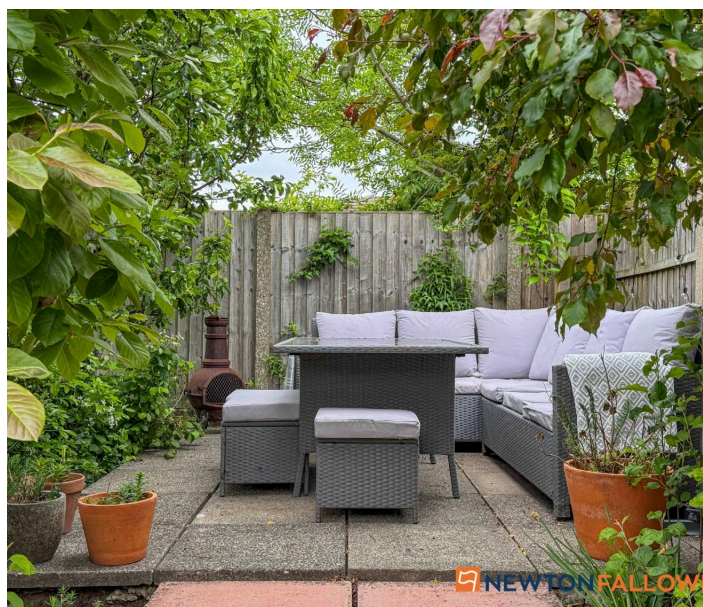


Anti-Money Laundering Regulations

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

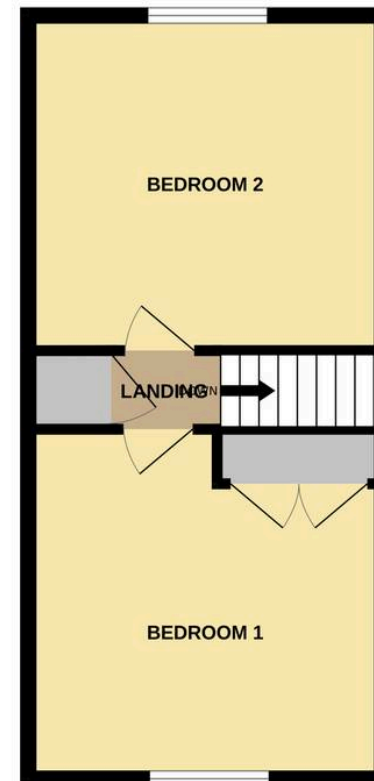
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GROUND FLOOR



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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