



## Haughton Way

Walesby, Newark, NG22 9RL

Offers in the region of £85,000



Nestled in the charming village of Walesby, Newark, this delightful end terrace house on Haughton Way offers a perfect blend of comfort and convenience. This property is ideal for small families, couples, or first time buyers to get on the property ladder with this 40% ownership offering..

The surrounding area is peaceful, with local amenities and beautiful countryside nearby, making it an ideal location for those who appreciate the tranquillity of village life.

Don't miss the chance to make this lovely house your own.



### Description

Nestled in the heart of Walesby, this stylish two bedroom semi detached home is being sold as 40% shared ownership and with no upward chain.

Walesby is a small village close to Ollerton and Tuxford and situated in-between Newark and Retford, just off the A1. Surrounded by open countryside, the village has two public houses / restaurant and a primary school.

A short driveway to either Newark or Retford are on the high speed rail link to London Kings Cross.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### Entrance Hall

Entering the property into the hallway with vinyl wood effect flooring, radiator, stairway to the first floor with wooden spindle staircase and wall mounted central heating controls.

### Kitchen 6'10" x 12'11" (2.10m x 3.94m)

The kitchen comprises of cream high gloss wall and base cabinets, work surface, four ring gas hob, splash back, extractor fan, inset sink with a mixer tap above, plumbing for a washing machine, integrated oven and vinyl wood effect style flooring, down lights, window to the front elevation.

### Lounge 15'0" x 13'7" (4.58m x 4.16m)

Leading through to the through spacious lounge / dining room with two ceiling lights, vinyl wood effect flooring, with dual aspect windows and French doors to the rear garden over looking the open fields. A storage cupboard opens into the lounge.

### Master Bedroom 14'9" x 7'6" (4.50m x 2.30m)

A front facing double bedroom with two windows allowing the natural light to flood within, carpet, radiator and two double wardrobes.

### Bedroom Two 12'0" x 6'3" (3.68m x 1.93m)

A 'L' shaped double bedroom with carpet, radiator and views looking over the open fields.

### Bathroom 6'10" x 5'6" (2.10m x 1.70m)

The bathroom comprises of a bath with a shower above, glass shower screen, wc and hand basin, black tiled effect vinyl flooring and part tiled walls.

### Outside

To the rear of the property there is an enclosed garden laid to lawn. To the front there are two parking spaces.

### Local Connection Criteria

Agent Notes - LOCAL CONNECTION - Local Area Lettings Criteria – Houghton Way, Walesby and Newark & Sherwood district council.

Applicants should meet the following criteria:

- (a) Was born in Walesby; and/or
- (b) Lives in Walesby; and/or
- (c) Has lived in Walesby but has been forced to move away because of lack of

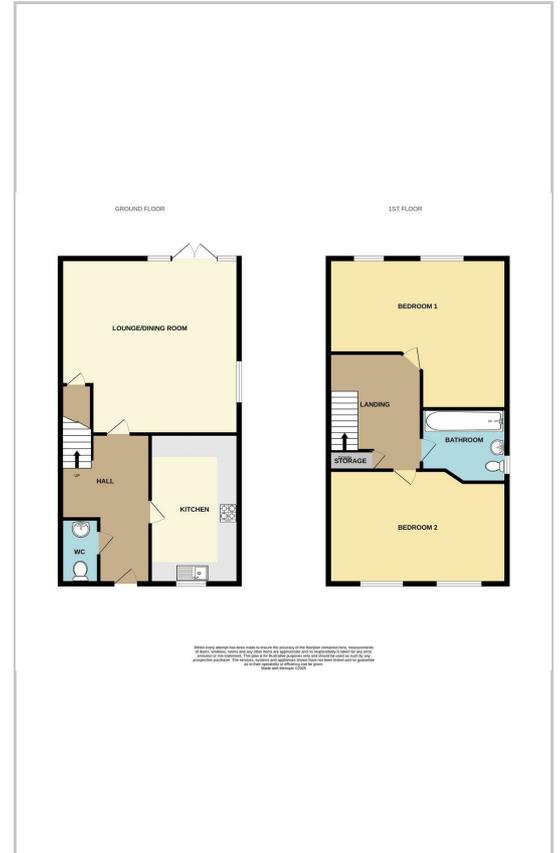
Affordable Housing; and/or

- (d) Whose work provides important services and who need to work closer to the local community; or
- (e) Who meet the Registered Providers letting criteria as notified from time to time to the Council; and/or
- (f) Any other person agreed between the Council and the Registered Provider (acting reasonably)

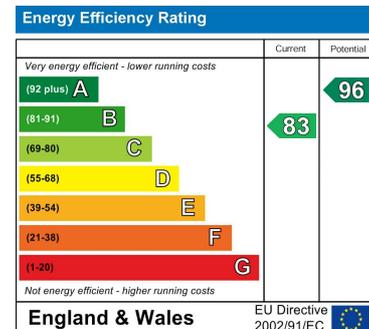
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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