



Normanton Road, Newark



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Guide Price £260,000 to £270,000



## Key Features

- Modern Detached Home
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge & Conservatory
- Dining Kitchen
- Owned Solar Panels
- No Chain
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Enjoying a pleasant position on a no-through road on the desirable Autumncroft Road estate of Newark, this modern detached home has an unspoilt front outlook and benefits from 16 owned solar panels. This home has easy access to the A1/A46 as well as Newark town centre and represents a superb blank canvas allowing a buyer to truly make this home their own. The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, dual aspect lounge, dining kitchen with a five-ring gas hob and electric oven, and doors opening to a spacious conservatory. The first floor has a family bathroom, and three bedrooms, all of which have a form of fitted storage and the main bedroom also having an ensuite shower room.

Externally, to the rear of the building is the block paved driveway which provides off street parking, with a generous car port and access to the detached single garage. The main garden is found to the side of the property, with a small lawned area and a generous composite decked area, great for entertaining. There is a useful covered area, garden shed and a range of plants/shrubs to borders. Other features include the solar panels, gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 14'6" x 6'0" (4.4m x 1.8m)

maximum measurements

Ground Floor WC 6'0" x 3'9" (1.8m x 1.1m)

Lounge 18'5" x 10'3" (5.6m x 3.1m)

Dining Kitchen 18'5" x 8'11" (5.6m x 2.7m)

Conservatory 14'4" x 8'10" (4.4m x 2.7m)

maximum measurements

#### First Floor Landing

Bedroom One 15'8" x 10'7" (4.8m x 3.2m)

maximum measurements

Ensuite Shower Room 9'2" x 4'5" (2.8m x 1.3m)

maximum measurements

Bedroom Two 9'9" x 9'1" (3m x 2.8m)

Bedroom Three 9'1" x 6'7" (2.8m x 2m)

maximum measurements

Bathroom 7'6" x 6'0" (2.3m x 1.8m)

Garage 16'6" x 8'9" (5m x 2.7m)

#### Agent's Note - Solar Panels

The property benefits from 16 OWNED solar panels.

#### Services

Mains gas, electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

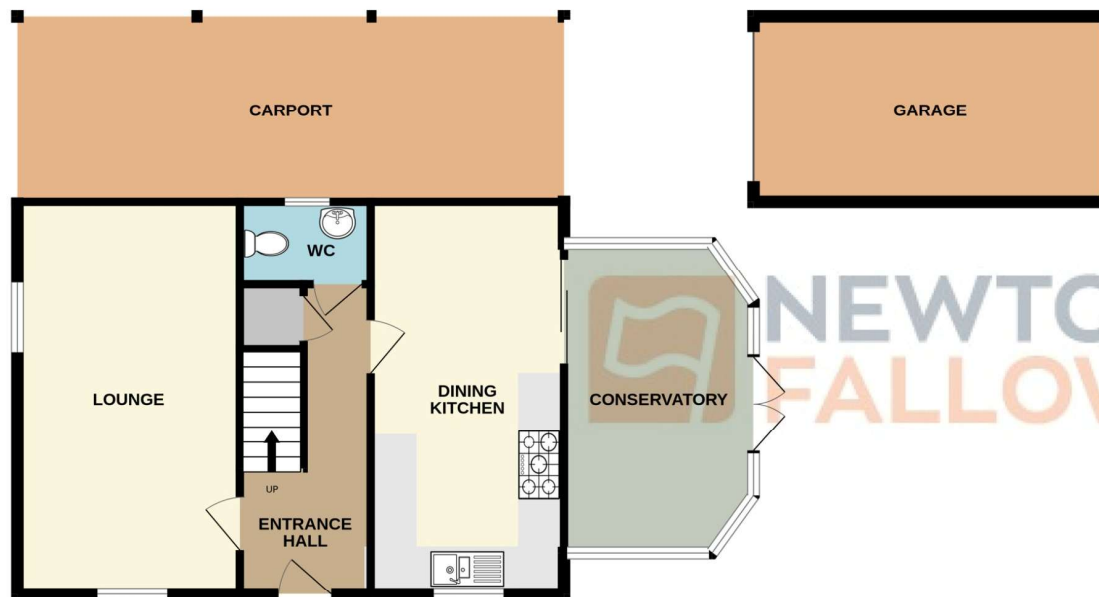
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

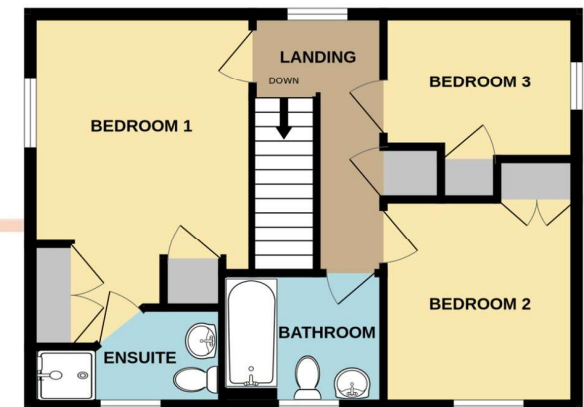
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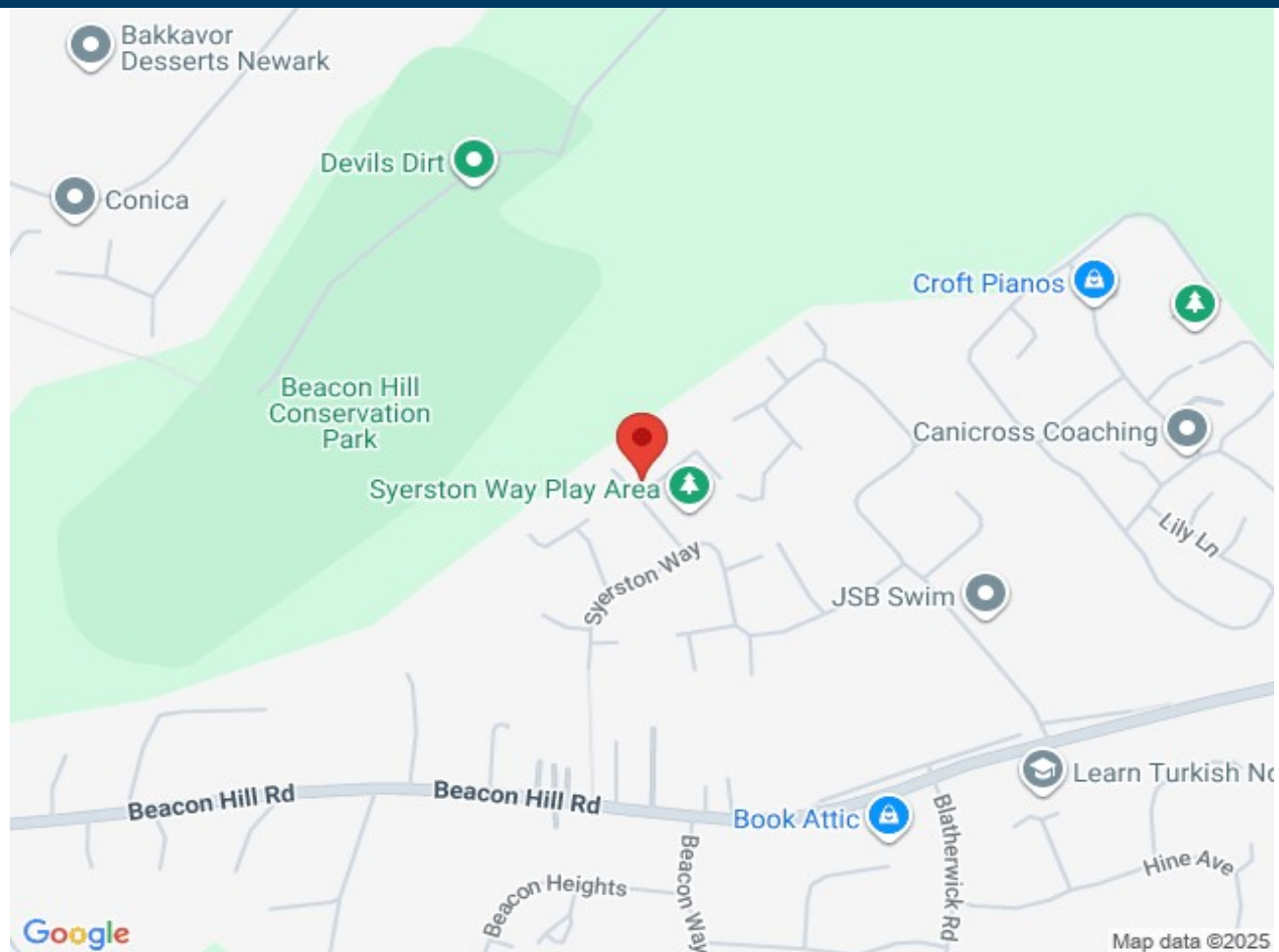
GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

