



Mill Gate, Newark



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Guide Price £325,000 to £350,000



## Key Features

- Delightful Grade II Listed Town House
- Two/Three Bedrooms
- Two Spacious Reception Rooms
- Marvellous Dining Kitchen With Bi-Fold Doors
- Magnificent Family Bathroom Suite
- Two Useful Cellar Rooms
- Landscaped Rear Gardens
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Conveniently located within close proximity to Newark Town Centre and with views across to Newark Marina, this delightful Grade II Listed Georgian town house is situated in the Mill Gate Conservation Area and boasts magnificent accommodation that has the perfect blend between both character and contemporary.

Having been superbly maintained, the property's accommodation comprises to the ground floor: inviting entrance hallway with stairs to the first floor, and a door opening to the stairs down to two useful cellar rooms, spacious lounge with feature open fire, cosy dining/sitting room with feature log burning stove and an opening to a marvellous dining kitchen space that is flooded with light with three skylights and bi-folding doors opening to the rear garden. The kitchen also benefits from appliances to include a five-ring gas hob, electric oven and integrated dishwasher. The first floor enjoys a large double bedroom with open fire, and a luxurious bathroom suite, again with open fire. The second floor has a further double bedroom with open fire, and a versatile bedroom/home office space.

Outside, the property is accessed via a secure shared passageway. The rear garden is split in two, with the first garden accessed from the bi-folding doors and has been tastefully landscaped with an extensive paved entertaining area and access to a brick outbuilding. A rear gate opens through to the continuation of the shared passage with a further gate opening through to a beautiful cottage garden with a range of mature shrubs and a pathway leading down to a summer house and decked seating area. Other features of this home include on street parking to the front, gas central heating and wooden single glazed sash windows.

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 10'11" x 6'4" (3.3m x 1.9m)  
maximum measurements

Cellar Room 1 13'11" x 5'2" (4.2m x 1.6m)  
maximum measurements

Cellar Room 2 13'11" x 5'0" (4.2m x 1.5m)  
maximum measurements

Lounge 14'4" x 10'11" (4.4m x 3.3m)  
maximum measurements

Dining/Sitting Room 11'9" x 9'3" (3.6m x 2.8m)

Dining Kitchen 15'7" x 9'3" (4.7m x 2.8m)

First Floor Landing

Bedroom One 14'5" x 10'11" (4.4m x 3.3m)

Family Bathroom 11'10" x 11'1" (3.6m x 3.4m)

maximum measurements

Second Floor Landing

Bedroom Two 14'4" x 10'11" (4.4m x 3.3m)

Bedroom Three/Study 10'4" x 5'11" (3.1m x 1.8m)

maximum measurements

#### Agent's Note

The property is a Grade II Listed building located within the Mill Gate Conservation Area. There are 2 trees in the rear gardens under Tree Preservation Orders. For further details please contact the office.

#### Agent's Note - Windows

The property has wooden single glazed sash windows.

#### Agent's Note - Shared Access

The property is accessed via a secure shared passageway. There is also shared access between the two rear gardens.

#### Services

Mains gas, electricity, water and drainage are connected.

#### Square Footage

The square footage for this property is approximately 1,337 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.

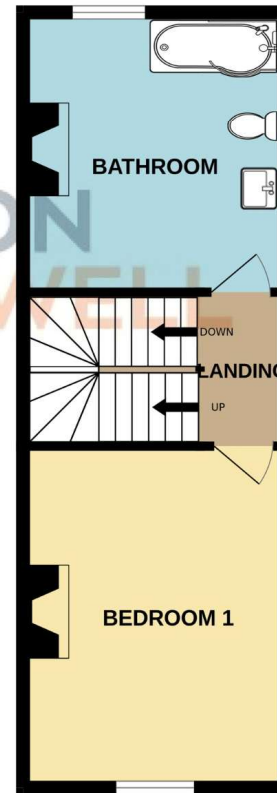
#### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

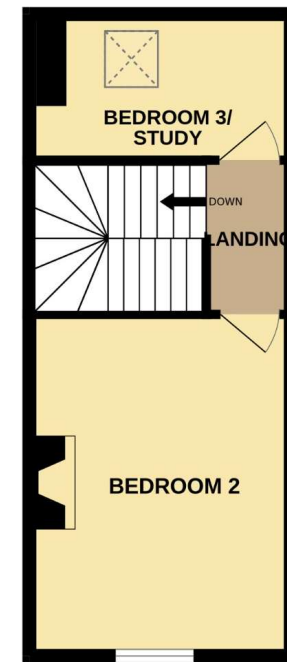
GROUND FLOOR



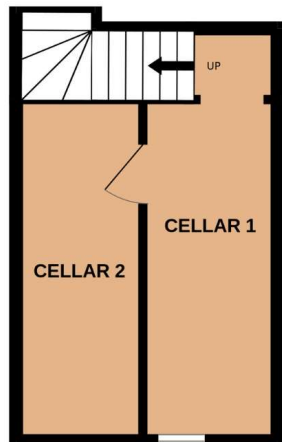
1ST FLOOR

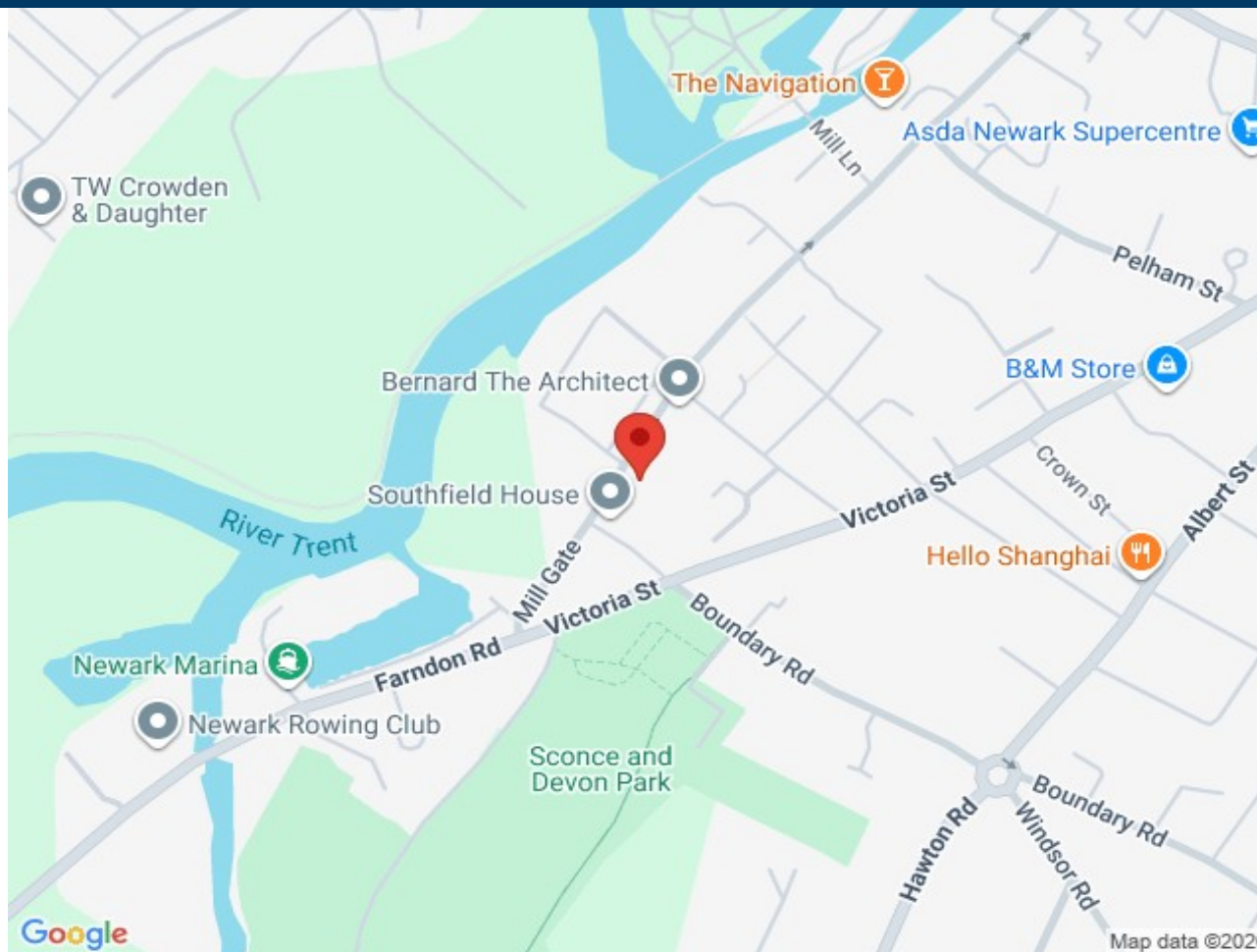


2ND FLOOR



CELLAR ROOM





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

