



**Plot 7, No 4. Grove Grange, Barnby Road,  
Newark, NG24 2NE**

**£590,000**

**Tel: 01636 611 811**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Four Bedroomed Design
- Timber Framed Construction
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Gross Internal Area Approx. 1,848 Sq. Ft.
- Newark Town Centre Within Walking Distance
- Stunning 24ft Kitchen
- Expected 'A' Rating EPC
- Gas Fired Central Heating System
- Low Density Gated 10 House Development
- Attached Brick Built Garage

A detached four bedroomed family house, delightfully situated on this 10 house low density and high quality gated development by the Grange Developments Ltd. The house design features a 24ft kitchen with aluminium bi-fold doors, open plan dining area, two reception rooms, four double sized first floor bedrooms, en-suites to master and guest bedrooms and family bathroom.

This is a cul-de-sac development comprising three/four bedroomed houses conveniently situated within walking distance of Barnby Road Academy Primary School, Newark Town Centre and Newark Northgate Railway Station.

- \* Timber framed construction and expected 'A' rating EPC.
- \* Grey uPVC windows and doors and aluminium bi-folds.
- \* Gas central heating with panelled radiators.
- \* Designer kitchen by Intone Kitchens (Bourne) Lincolnshire with composite worktops.
- \* Oak vertical panel internal doors.
- \* Engineered Oak floors and fitted carpets.
- \* LED lighting throughout.
- \* Hive control heating.
- \* EV Charging Point
- \* Solar Panels
- \* Individual Klargester sewage treatment system.
- \* 10 year building warranty.

The property has facing brick elevations under a tiled roof and the following accommodation is provided:

## GROUND FLOOR

### ENTRANCE HALL

17'1 x 9'4 (5.21m x 2.84m)  
(Overall measurements)  
Staircase to first floor.

### CLOAK ROOM

4'4 x 7'2 (1.32m x 2.18m)

## LOUNGE

21' x 12'3 (6.40m x 3.73m)  
(Measured into the front bay window)  
Centre opening patio doors to the garden, radiator.

## STUDY

9'10 x 8'10 (3.00m x 2.69m)  
(Measured into the bay window)  
Radiator.

## KITCHEN

24'3 x 18'7 (7.39m x 5.66m)  
(Overall measurements)  
Dual aspect and south facing bi-fold doors to the garden, radiator.

## UTILITY ROOM

8'9 x 5'3 (2.67m x 1.60m)  
With external door, radiator.

## GALLIERED LANDING

20' x 6'6 (6.10m x 1.98m)  
Built-in cupboard with hot water cylinder.

## BEDROOM ONE

18'3 x 12'9 (5.56m x 3.89m)  
(Plus 7'11 x 6'5)  
With dual aspect, radiator.

## EN SUITE

10' x 5'11 (3.05m x 1.80m)

## BEDROOM TWO

11'7 x 9'1 (3.53m x 2.77m)  
With built-in cupboard, radiator.

## EN SUITE

8' x 3'11 (2.44m x 1.19m)

## BEDROOM THREE

12'3 x 9'9 (3.73m x 2.97m)  
Radiator.

## BEDROOM FOUR

12'3 x 9'9 (3.73m x 2.97m)  
Radiator.

**BATHROOM**

7'4 x 6'1 (2.24m x 1.85m)

Radiator.

**OUTSIDE**

The property has 2 external car parking spaces and a south facing garden area.

**ATTACHED SINGLE GARAGE**

With garage door and rear personal door.

**SERVICES**

Mains water, electricity, and gas are connected. The properties have solar panels.

**DRAINAGE**

Each property has a Klargester sewage treatment system.

**TENURE**

The property is freehold.

**POSSESSION**

Vacant possession will be given on completion.

**MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**VIEWING**

Strictly by appointment with the selling agents.

**COUNCIL TAX**

To be confirmed.

**ALSO AVAILABLE**



## Grove, Barnby Road, Newark - Price List

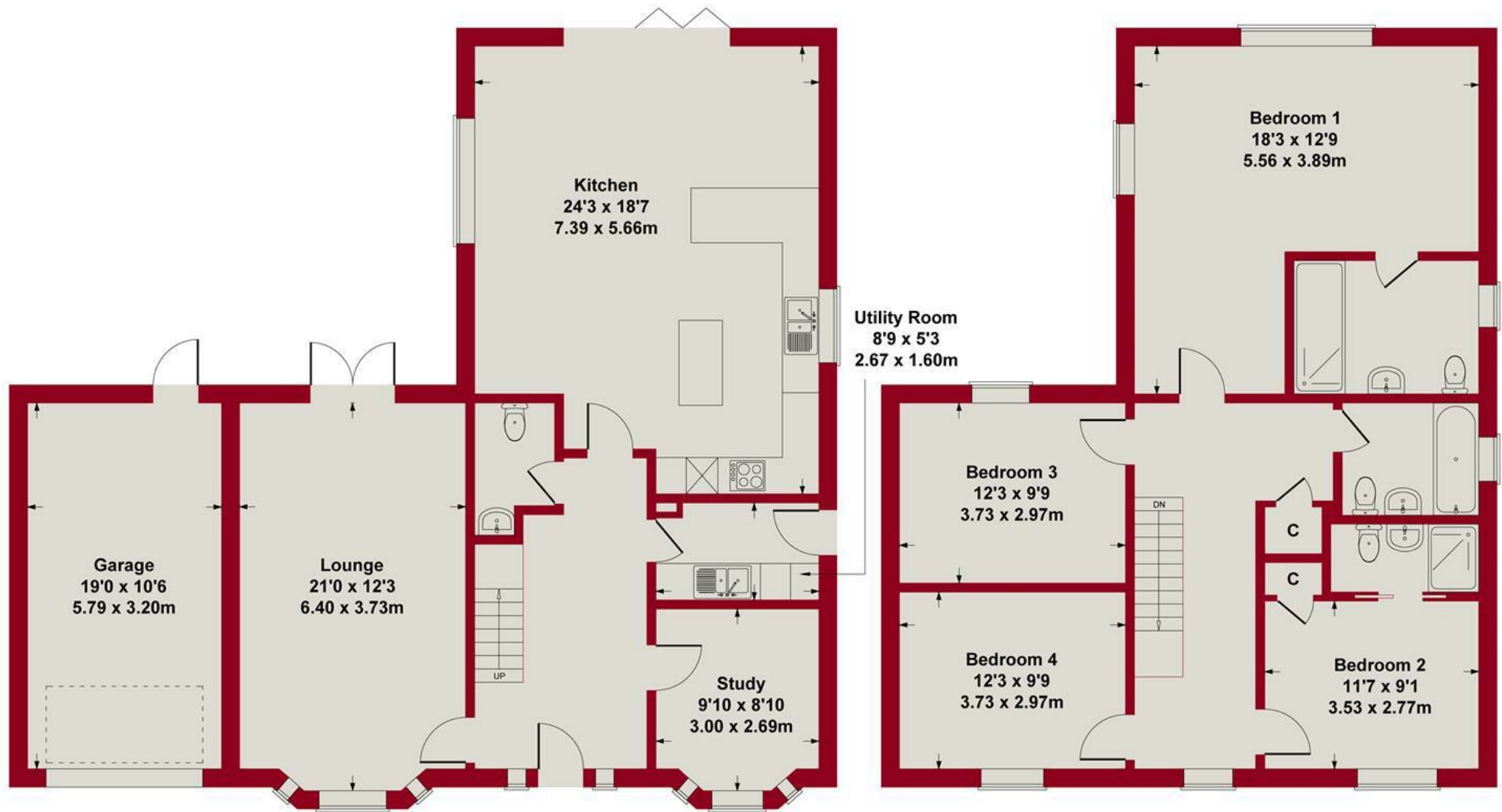
Plot No.	House Type	sq m	sq ft
Plot 10	3/4 Bed Detached House	171.50	1,846
Plot 9	3/4 Bed Detached House	171.50	1,846
Plot 8	4 Bed Detached House	171.68	1,848
<b>Plot 7</b>	<b>4 Bed Detached House</b>	<b>184.78</b>	<b>1,989</b>
Plot 6	4 Bed Detached House	171.68	1,848
Plot 5	3/4 Bed Detached House	171.50	1,846
Plot 4	4 Bed Detached House	171.68	1,848
Plot 3	4 Bed Detached House	184.78	1,989
Plot 2	3/4 Bed Detached House	171.50	1,846
Plot 1	3/4 Bed Detached House	171.50	1,846



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**GROUND FLOOR**


**FIRST FLOOR**


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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