



Marleston Lane, Middlebeck
Guide Price £290,000 to £300,000



Marleston Lane

Middlebeck, Newark

MARKETED WITH NO CHAIN Situated in the heart of the sought-after modern Middlebeck development, this beautifully presented semi-detached home offers spacious and versatile accommodation arranged over three floors, complemented by a generous south-facing rear garden. Still benefiting from the remainder of its NHBC warranty, this superb home is ideal for modern family living and is presented in move-in ready condition.

The accommodation has been thoughtfully designed to maximise both space and natural light. The ground floor welcomes you with an inviting entrance hallway, a convenient cloakroom/WC, and an impressive open-plan living, dining and kitchen space that extends from the front to the rear of the property. Flooded with natural light, this sociable heart of the home features bi-folding doors opening onto the garden, seamlessly blending indoor and outdoor living. The dining area also benefits from a practical utility cupboard, while the contemporary kitchen is superbly appointed with a range of integrated appliances, including a four-ring gas hob, double electric oven, warming drawer, fridge/freezer and dishwasher.

The first floor offers two well-proportioned double bedrooms, including the main bedroom, complete with fitted wardrobes and a stylish en-suite shower room.

The second floor continues to impress with two further generous double bedrooms, one featuring fitted storage, alongside a beautifully finished family bathroom, making this an ideal layout for growing families or those requiring flexible living space.





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Externally, the property enjoys a tarmac driveway providing off-street parking for multiple vehicles and access to the generous single garage, which boasts power, light and a pitched roof for extra storage facilities if required.

To the rear, the generous south-facing garden is a particular highlight, being predominantly laid to lawn with an attractive paved seating area, perfect for relaxing or entertaining while enjoying the sunshine throughout the day and into the evening. The garden enjoys an outside tap and external power.

Further benefits include gas central heating, UPVC double glazing and the peace of mind that comes with the remaining NHBC warranty, making this a fantastic opportunity to acquire a stylish, contemporary home in one of Newark's most desirable modern developments.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hall

9' 6" x 6' 10" (2.90m x 2.08m)

maximum measurements

Ground Floor WC

6' 1" x 4' 10" (1.85m x 1.47m)

Utility Cupboard

5' 7" x 3' 4" (1.70m x 1.02m)

Lounge/Dining Area

21' 9" x 17' 2" (6.63m x 5.23m)

maximum measurements

Kitchen

10' 7" x 9' 11" (3.23m x 3.02m)

First Floor Landing

15' 4" x 6' 9" (4.67m x 2.06m)

maximum measurements

Bedroom One

10' 5" x 10' 0" (3.17m x 3.05m)

maximum measurements

Ensuite Shower Room

7' 6" x 4' 10" (2.29m x 1.47m)

maximum measurements

Bedroom Four

10' 0" x 8' 3" (3.05m x 2.52m)





Second Floor Landing

7' 4" x 5' 8" (2.23m x 1.73m)

maximum measurements

Bedroom Two

13' 8" x 8' 11" (4.17m x 2.72m)

maximum measurements

Bedroom Three

12' 5" x 9' 6" (3.79m x 2.90m)

maximum measurements

Family Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)

maximum measurements

Garage

20' 4" x 10' 2" (6.20m x 3.10m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,483 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

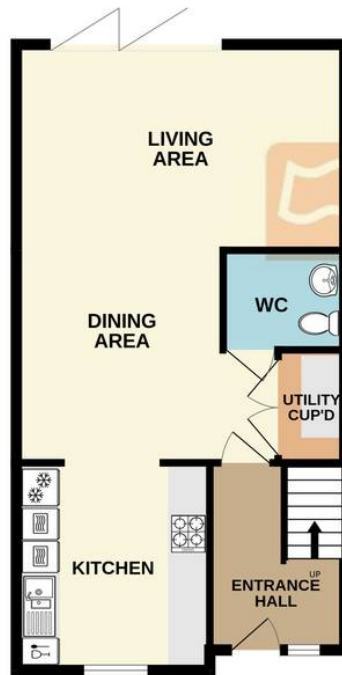
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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





Newton Fallowell

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