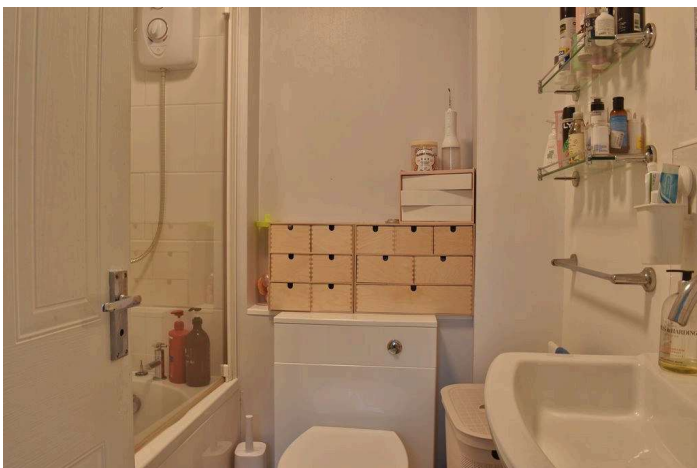


## Linseed Avenue, Newark NG24 2FJ



A well presented two bedroom semi detached home situated in a popular residential area. In addition to the TWO DOUBLE BEDROOMS, the property has a nicely proportioned lounge, an excellent breakfast kitchen and a first floor bathroom. The long sweeping driveway provides off road parking for several vehicles and there is an enclosed garden to the rear. The property is double glazed and has gas central heating. Early viewing is highly recommended.

**£160,000**



## Situation and Amenities

This property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Porch

The entrance porch provides a useful storage area and has a ceiling light point. A further door leads into the lounge.

### Lounge 15' 11" x 12' 8" (4.85m x 3.86m)

This good sized and well proportioned reception room has a window to the front elevation, a door into the breakfast kitchen and the staircase rising to the first floor. The lounge has a ceiling light point and a radiator.

### Breakfast Kitchen 12' 8" x 8' 8" (3.86m x 2.64m)

The breakfast kitchen has a window to the rear elevation and glazed French doors providing access to the garden. The kitchen area itself is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a sink with mixer tap, an integrated oven with ceramic hob and extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The breakfast kitchen is of sufficient size to accommodate a dining table, and has two ceiling light points and a radiator. Located off the kitchen and sited beneath the staircase is a useful storage cupboard.

### First Floor Landing

As mentioned, the staircase rises from the lounge to the first floor landing which has a window to the side elevation and doors into both bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

### Bedroom One 12' 8" x 9' 4" (3.86m x 2.84m)

An excellent sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Two 12' 8" x 8' 9" (3.86m x 2.66m) (at widest points)

A further very good sized double bedroom with two windows to the front elevation, a ceiling light point and a radiator. A cupboard housing the central heating boiler is located here.

### Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

The bathroom is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has a ceiling light point, an extractor fan, a shaver's socket and a radiator.

## Outside

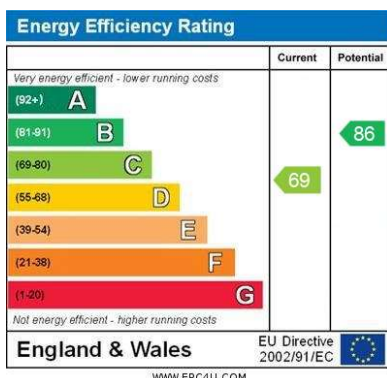
To the front of the property is a small hard landscaped garden, adjacent to which is the footpath that leads to the front door. The long sweeping driveway runs down the side of the property and provides off road parking for several vehicles. There is gated access into the rear garden.

## Rear Garden

The fully enclosed rear garden comprises a sizeable patio area which provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid to lawn.

## Council Tax

The property is in Band A.



## VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

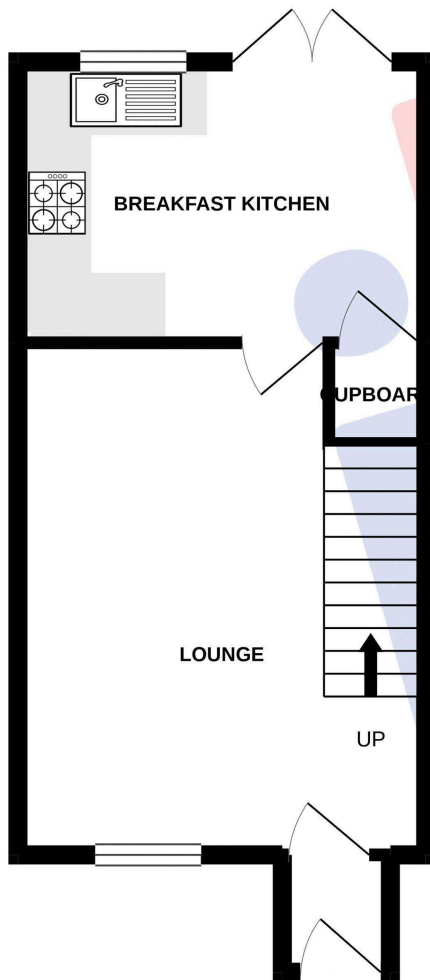
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

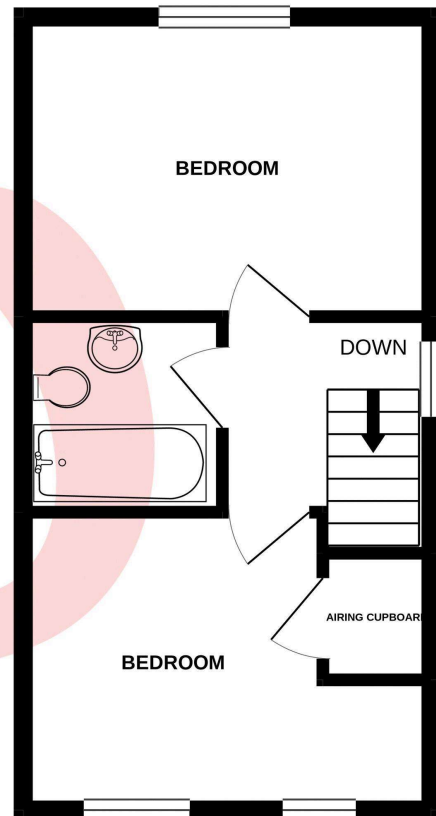
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007718 24 April 2026

GROUND FLOOR  
322 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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