



Wellington Road, Newark



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Guide Price £350,000 to £360,000



Key Features

- Characterful Semi Detached Home
- Three Double Bedrooms
- Ensuite Shower Room & Family Bathroom
- Gorgeous Bay Fronted Lounge
- Dining Room & Breakfast Kitchen
- Useful Cellar Room
- Permit Parking To Front
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold



Beaming with character and charm, this stunning semi-detached period home is conveniently positioned in a sought after conservation area close to Newark town centre, with it falling within walking distance of the host of amenities the town has to offer, as well as the main line Newark North Gate train station with links to London Kings Cross.

Immaculately presented, the property's accommodation comprises to the ground floor: inviting entrance hallway with stairs to the first floor as well as stairs down to useful cellar rooms, gorgeous bay fronted lounge with high ceiling and open fire, spacious dining room with feature log burning stove, and a large breakfast kitchen with French doors opening to the rear garden and a range of appliances to include gas range cooker, integrated dishwasher and washing machine. The first floor boasts a welcoming landing space, stunning contemporary bathroom suite with feature freestanding bath, and three double bedrooms, one of which having a walk-in wardrobe and quality ensuite shower room. Outside to the front of the property, there is residential permit parking and the option for a visitor parking permit. A wrought iron gate gives access to a tiled pathway leading to the front entrance door, with the front garden being low maintenance and having a walled and railed boundary. The rear garden benefits from a wonderful degree of privacy and enjoys two entertaining areas, one Indian sandstone crazy paved patio and a further decked seating area, lawned and established borders with a variety of plants and shrubs. Other features of this home include gas central heating and a mixture of both double glazed and 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 16'7" x 5'8" (5.1m x 1.7m)
majority measurements

Lounge 16'1" x 13'7" (4.9m x 4.1m)
maximum measurements into bay window
Dining Room 12'11" x 10'8" (3.9m x 3.3m)

Breakfast Kitchen 21'3" x 9'11" (6.5m x 3m)
Cellar Room 18'0" x 16'3" (5.5m x 5m)
maximum measurements

Cellar Store 9'5" x 5'7" (2.9m x 1.7m)
First Floor Landing

Bedroom One 15'4" x 13'0" (4.7m x 4m)

Walk In Wardrobe 5'3" x 4'7" (1.6m x 1.4m)

Ensuite Shower Room 8'0" x 5'3" (2.4m x 1.6m)
maximum measurements

Bedroom Two 12'10" x 10'8" (3.9m x 3.3m)

Bedroom Three 11'0" x 10'0" (3.4m x 3m)
maximum measurements

Bathroom 9'11" x 6'5" (3m x 2m)
maximum measurements

Agent's Note - Windows

The property has a combination of wooden single and double glazed windows.

Agent's Note

There is a shared passageway with the neighbouring property leading to the rear garden.

Services

Mains gas, electricity, water and drainage are connected.

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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

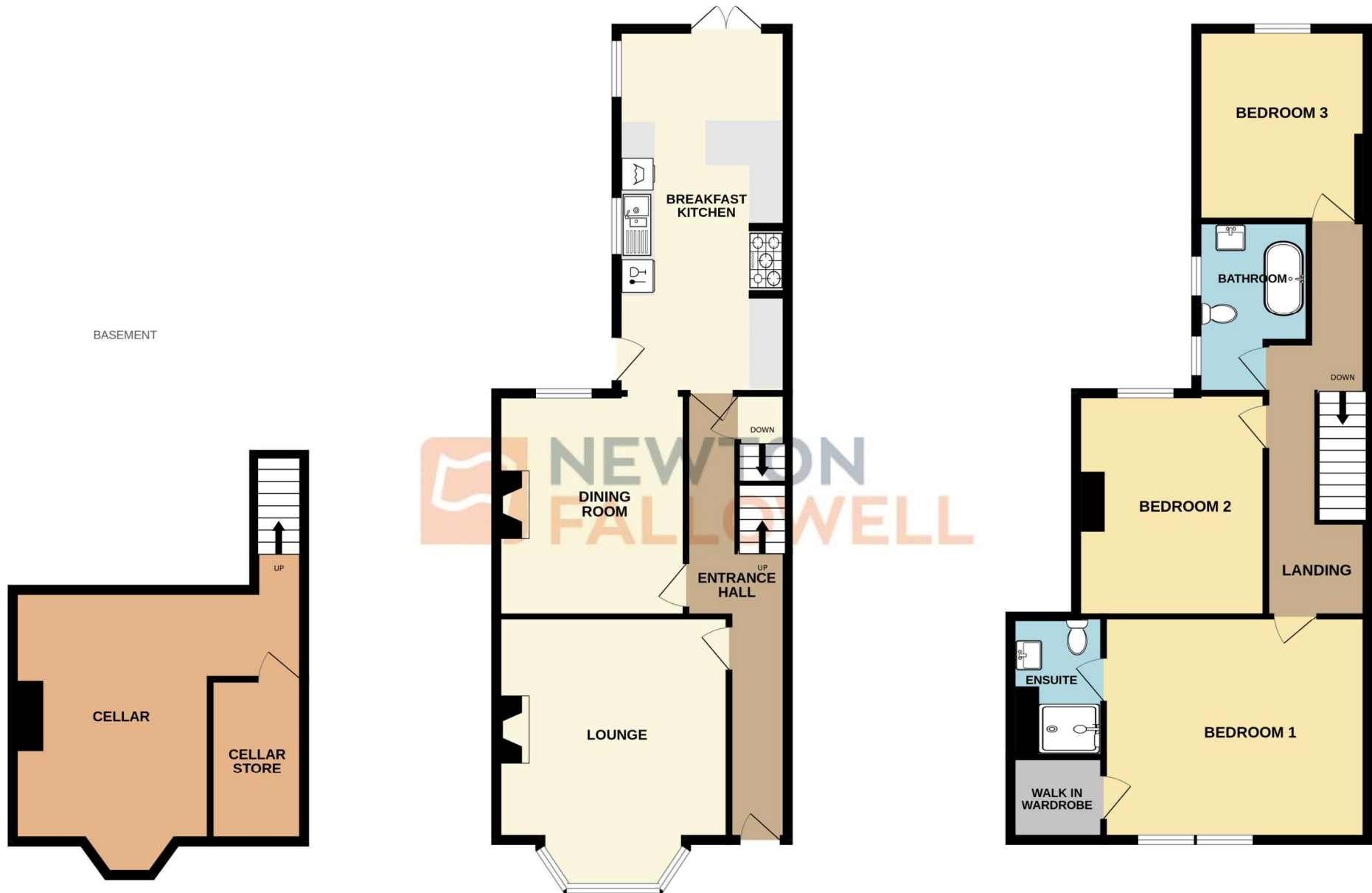
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 chose to arrange a survey through them. For more information, please call the office.

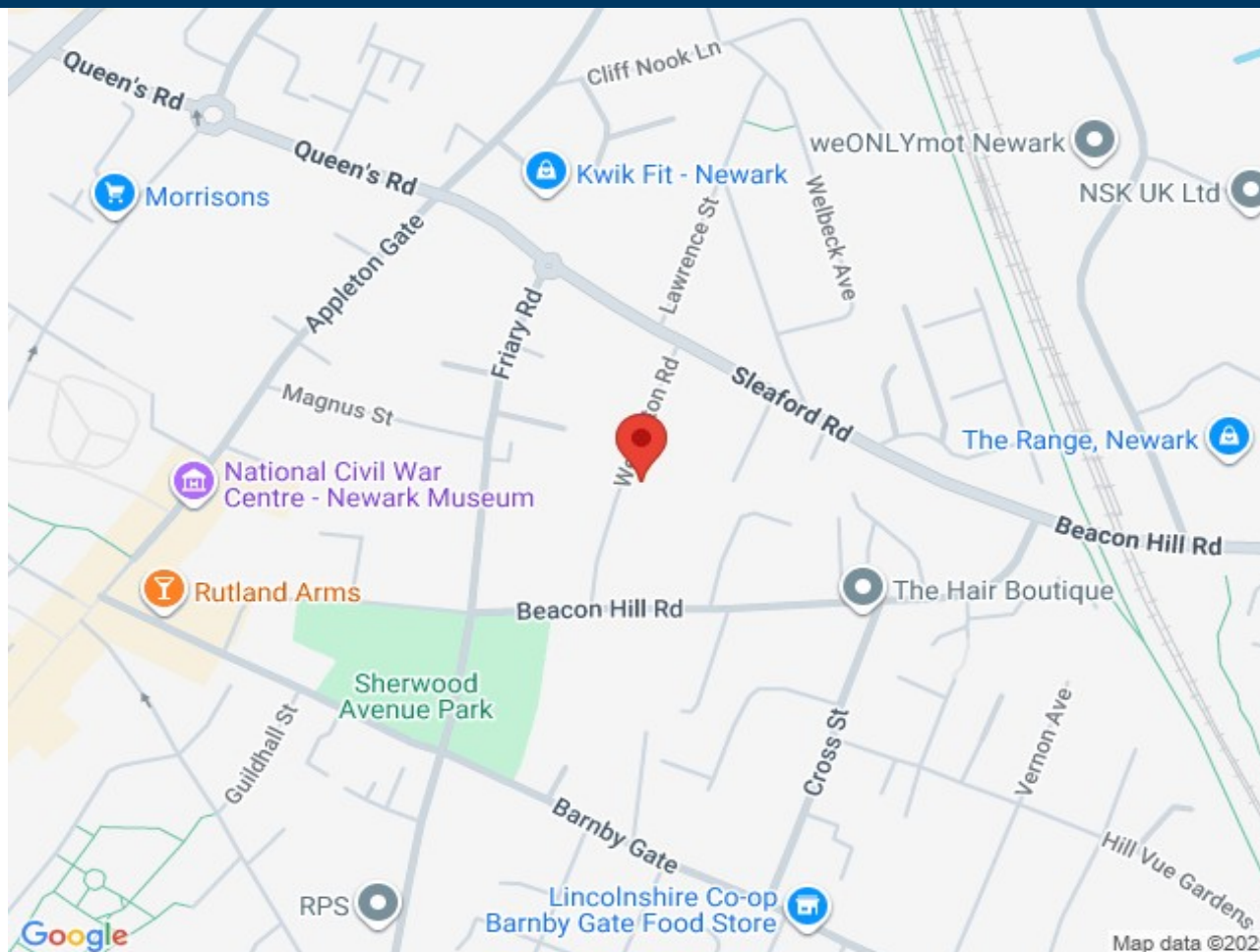


GROUND FLOOR

1ST FLOOR

BASEMENT





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	78 C
39-54	E		
21-38	F		
1-20	G		

