



Harcourt Street, Newark



4



1



3

Asking Price £300,000



Key Features

- Superb End Terraced Home
- Three/Four Bedrooms
- Quality Family Bathroom Suite
- Delightful Bay Fronted Lounge
- Open Plan Dining Kitchen
- Versatile Garden Room
- Useful Detached Outbuilding
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





Oozing quality throughout, this bay fronted end terraced home boasts tastefully presented and deceptively spacious accommodation throughout and enjoys a convenient location on a popular residential street within comfortable walking distance of Newark Town Centre and the host of amenities the town has to offer.

More than meets the eye, the property's accommodation comprises to the ground floor: private entrance porch that provides brilliant storage facilities and access to the rear garden, inviting L-shaped entrance hallway with useful store room with door opening to the stairs that lead down to a cellar room, gorgeous bay fronted lounge with feature log burning stove, dual aspect dining room that opens through to a generous kitchen with free standing cooker with doors to the rear garden and to the wonderfully versatile garden room. The first floor has a welcoming landing space that gives access to the large family bathroom, and three bedrooms, with the main bedroom having a further room off that could be utilised as a fourth bedroom/home office or provide scope for an ensuite facility if required.

Outside, the property has a low maintenance frontage with part brick wall and a combination of paving slabs and block paving. The rear garden is substantial in its size and has been landscaped to create separate areas. From the garden room, there is a lovely paved entertaining area that looks down the garden with a lawn area and established borders. This leads through to a vegetable garden with a variety of beds and gives access to a versatile detached outbuilding that has power and light connected. This could provide a brilliant home office space or workshop. Other features of this home include gas central heating (boiler replaced 2021) and UPVC double glazing, with one bedroom window being triple glazed.

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 Porch 22'10" x 3'3" (7m x 1m)

Entrance Hall 12'8" x 9'1" (3.9m x 2.8m)

maximum measurements

Ground Floor Store 4'10" x 4'9" (1.5m x 1.4m)

Cellar Room 13'2" x 6'1" (4m x 1.9m)

Bay Fronted Lounge 15'10" x 12'8" (4.8m x 3.9m)

maximum measurements into bay window

Dining Room 13'2" x 12'3" (4m x 3.7m)

Kitchen 17'8" x 8'4" (5.4m x 2.5m)

Garden Room 18'5" x 3'6" (5.6m x 1.1m)

First Floor Landing

Bedroom One 13'3" x 12'3" (4m x 3.7m)

maximum measurements

Bedroom Two 13'2" x 9'10" (4m x 3m)

maximum measurements

Bedroom Three 13'2" x 8'1" (4m x 2.5m)

maximum measurements

Bedroom Four/Home Office 17'9" x 8'6" (5.4m x 2.6m)

maximum measurements

Family Bathroom 9'1" x 7'5" (2.8m x 2.3m)

Detached Outbuilding/Workshop 13'10" x 10'8" (4.2m x 3.3m)

Agent's Note - Windows

The windows in the property are UPVC double glazed with the exception of Bedroom One's window which is triple glazed.

Services

Mains gas, electricity, water and drainage are connected.

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

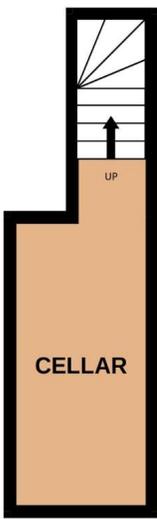
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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



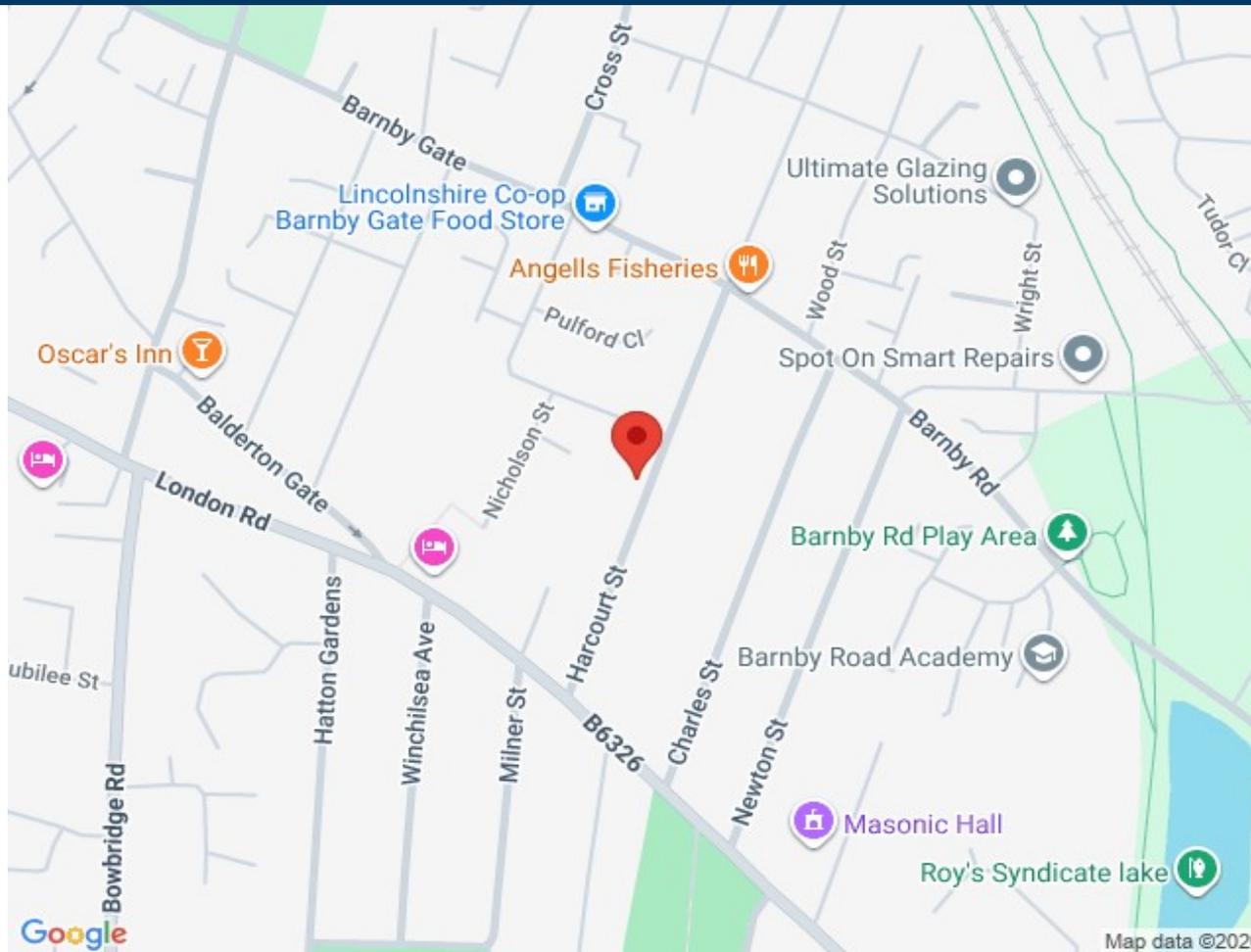
GROUND FLOOR

1ST FLOOR

BASEMENT



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

