



**7 Lincoln Road,  
Newark, NG24 2BU**

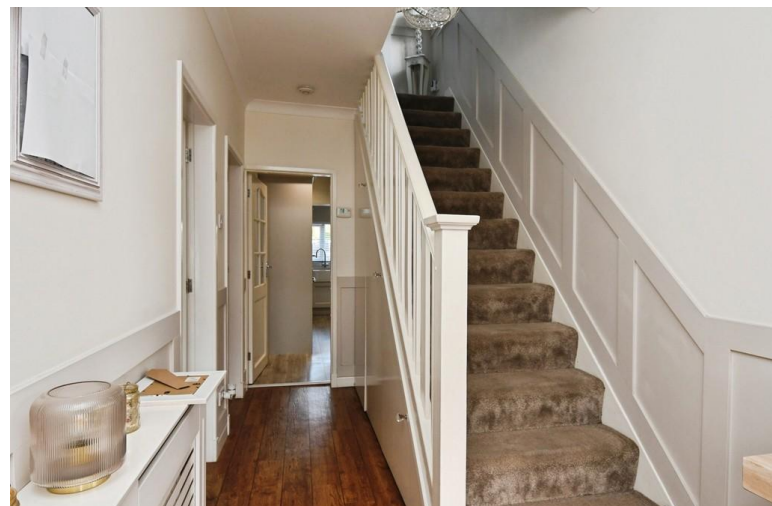


Book a Viewing!

### Offers In Excess Of £330,000

A beautifully presented and extended Vickers semi-detached home offering stylish, ready-to-move-into accommodation ideal for modern family living. The property opens into a welcoming entrance hallway with attractive wall panelling and practical storage. To the front is a versatile bay-fronted dining room, perfect as a family dining space, playroom, or home office. To the rear, the extended living room provides a bright and comfortable retreat, with doors opening directly onto the garden. At the heart of the home sits an impressive open plan kitchen diner, fitted with classic cabinetry and elegant quartz work surfaces and integrated washing machine. Designed for both everyday life and entertaining, this superb space also benefits from direct access to the rear garden. A modern ground floor shower room serves guests and the fourth bedroom, while also incorporating a useful utility area. The bay fronted fourth bedroom offers flexible accommodation, ideal for guests or multi-generational living. Upstairs, the landing with feature panelling leads to three further well proportioned bedrooms. The principal bedroom enjoys a walk-in bay window and fitted wardrobes. A contemporary refitted family bathroom completes the accommodation, featuring a stylish freestanding bath with mixer shower attachment. Outside, the landscaped rear garden provides an excellent space for relaxing and entertaining. A detached brick built office with a new roof, power and lighting. Blending character with modern finishes and flexible living space, this attractive home is perfectly suited to growing families.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War.



Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

## ACCOMMODATION

### ENTRANCE HALL

17' 8" x 6' 6" (5.4m x 2m) With a double glazed composite door, uPVC double glazed window to side elevation, feature panelling to walls, stairs to first floor, under stair storage, coving to the ceiling and doors to the living room, dining room, kitchen diner and bedroom floor.



### KITCHEN/DINER

15' 8" x 15' 8" (4.8m x 4.8m) Open plan kitchen diner refitted with classic Shaker style wall and base units with a Quartz work surface incorporating a breakfast bar and a Belfast style sink with mixer tap, fitted double oven and microwave, four ring induction hob, integrated dishwasher, washing machine and fridge freezer, laminate flooring, radiator, inset spotlights, uPVC double glazed window, French Doors onto the rear garden and door to utility room/shower room.

### UTILITY ROOM / SHOWER ROOM

7' 4" x 7' 2" into recess (2.26m x 2.2m) A modern fitted suite comprising a corner cubicle with a mains fed shower, low level WC, pedestal wash hand basin and work surface with space for a tumble dryer, vertical chrome radiator, inset spotlights, extractor, built-in cupboard housing the combination boiler, tiled walls, tiled flooring and uPVC double glazed window to the side elevation.

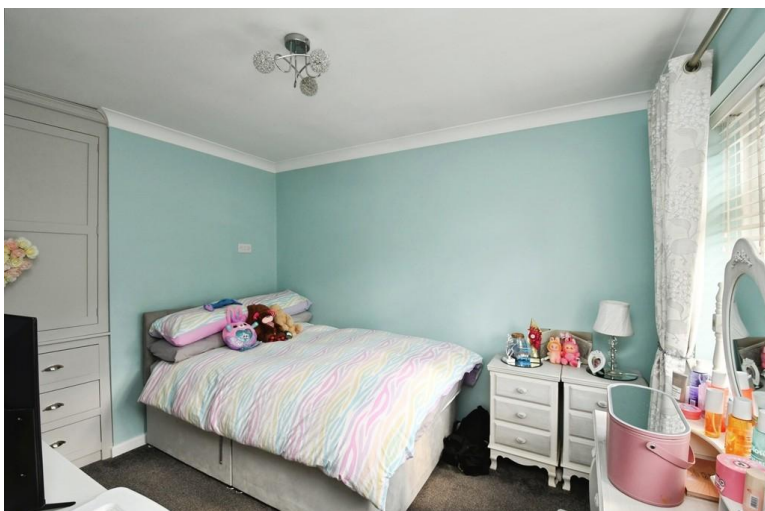


### LIVING ROOM

19' 8" x 9' 6" maximum measurements (6m x 2.9m) With uPVC double glazed sliding patio doors to the rear garden, coving to the ceiling, radiator, living flame gas fire suite, internal windows and double doors leading into the dining room.

### DINING ROOM

9' 10" plus bay x 10' 9" into recess (3m x 3.3m) With uPVC double glazed walk-in bay window to the front elevation, radiator and coving to the ceiling.



### BEDROOM FOUR

8' 6" x 10' 5" (2.6m x 3.2m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling, built-in wardrobe and drawers.



## FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, feature panelling to walls, coving to the ceiling, access to the loft and doors to three further bedrooms and the family bathroom.

## BATHROOM

8' 2" x 6' 2" (2.5m x 1.9m) Re-fitted suite comprising a low level WC, wash hand basin in a vanity unit and freestanding bath with mixer shower attachment, fully tiled walls, tiled floor, extractor, inset spotlights, heated towel rail radiator and uPVC double glazed window to the rear elevation.

## BEDROOM ONE

12' 5" plus bay x 9' 6" to chimney breast (3.8m x 2.9m) With uPVC double glazed walk-in bay window to the front elevation, radiator, coving to the ceiling and built-in wardrobes.



## BEDROOM TWO

10' 9" x 10' 5" maximum measurements into recess (3.3m x 3.2m) With uPVC double glazed window to the rear elevation, radiator and coving to the ceiling.

## BEDROOM THREE

8' 6" x 6' 6" (2.6m x 2m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and wardrobe built-in over stair bulkhead.



## OUTSIDE

There is gravelled parking at the front providing off street parking for several vehicles and the rear garden has been landscaped with a paved patio area and lawn with a brick built BBQ and brick built office with a new roof, power and lighting and is fully insulated.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SBS & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Hoare, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

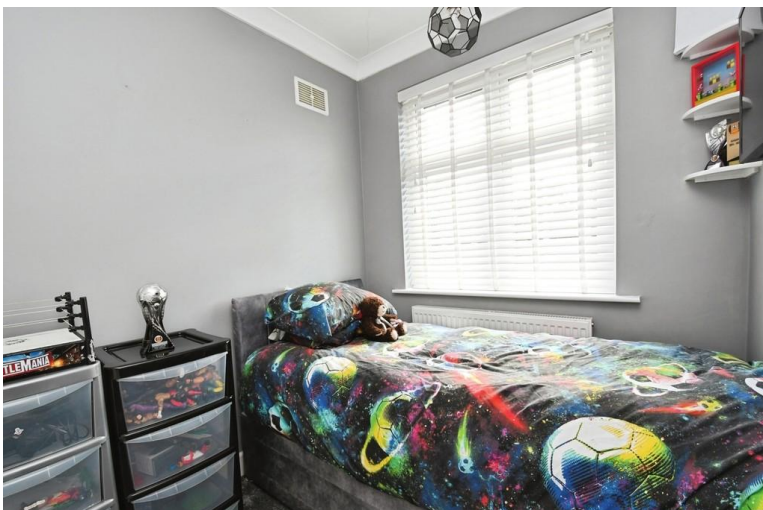
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

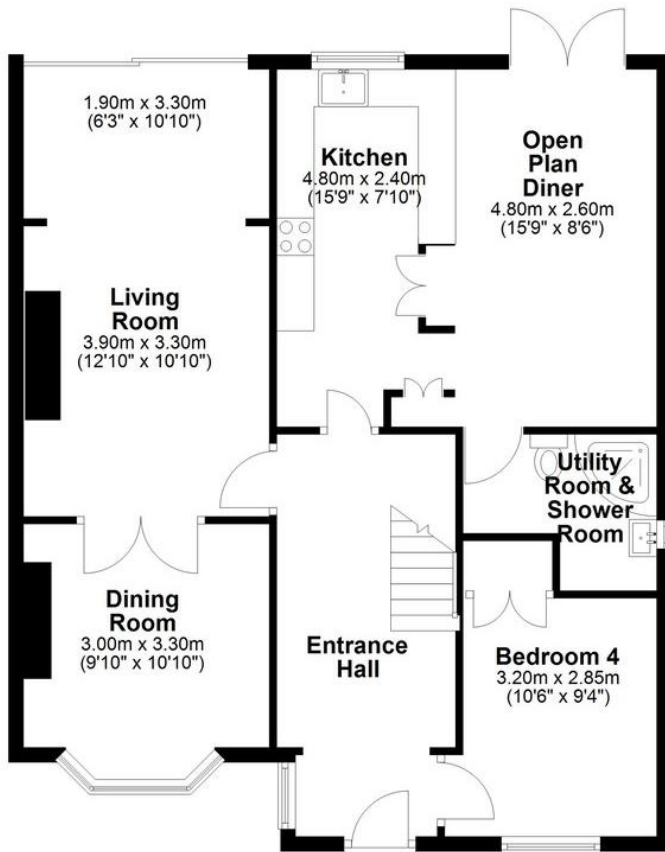
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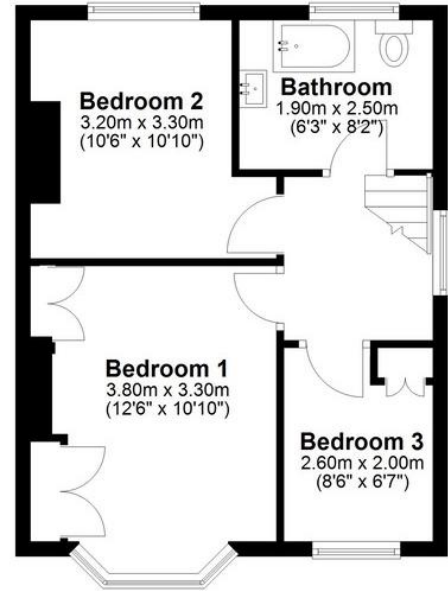
### Ground Floor

Approx. 83.2 sq. metres (895.2 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 121.1 sq. metres (1303.6 sq. feet)



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