Lawrence Street, Newark NG24 1NE



A well presented three bedroom semi detached family home situated on a popular residential road a short distance from Newark town centre. In addition to the three bedrooms, there is a well proportioned lounge, a dining kitchen and well appointed first floor bathroom. The west facing rear garden is fully enclosed and enjoys a high degree of privacy. The property is double glazed, has gas central heating and available for purchase with NO CHAIN.

£180,000

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Situation and Amenities

The property is situated in a sought after residential location a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include an M&S food store, 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 Hallway

The entrance hallway has the staircase rising to the first floor and a door providing access through to the lounge. The hallway has a ceiling light point and a radiator.

Lounge *13' 11" x 11' 11" (4.24m x 3.63m) (at widest points)*

This excellent sized and well proportioned reception room has a window to the front elevation and a door opening through to the dining kitchen. The focal point of the lounge is the feature fireplace with open fire (not tested by the agent), with solid timber mantle. The room also has cornice to the ceiling, dado rail, both wall and ceiling light points and a radiator. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard.

Dining Kitchen *17' 2" x 9' 7" (5.23m x 2.92m)*

This very good sized dining kitchen has two windows to the rear elevation and a half glazed door providing access to the garden. The kitchen is fitted with a range of base units complemented with square edge work surfaces and tiled splash backs. There is a ceramic sink, space for a free standing gas cooker, and spaces and plumbing for a washing machine and a dishwasher. In addition there is ample space for a vertical fridge/freezer. The room is of sufficient size to accommodate a dining table, and has cornice to the ceiling, two ceiling light points and a radiator.

First Floor Landing

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

Bedroom One *11' 11" x 9' 7" (3.63m x 2.92m)*

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Two *10' 1" x 9' 6" (3.07m x 2.89m)*

A further double bedroom, having a window to the rear elevation enjoying views across the garden. The bedroom has a ceiling light point, a radiator and dado rail.

Bedroom Three *9' 5" x 6' 7" (2.87m x 2.01m)*

A single bedroom or home office/study with a window to the rear elevation overlooking the garden, a ceiling light point and a radiator.

Bathroom *8' 8" x 5' 7" (2.64m x 1.70m) (at widest points - L shaped in design)*

The well appointed bathroom is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has a built-in storage unit, and further storage space sited above the staircase. There is also a ceiling light point, a heated towel rail and an extractor fan.

Outside

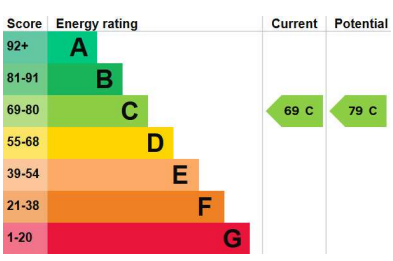
To the front is a hard landscaped garden for ease of maintenance. Gated access leads to the rear.

Rear Garden

The west facing rear garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to lawn bounded by laurel bushes. Situated adjacent to the rear of the property is a patio area which is ideal for outdoor seating and entertaining. Located at the foot of the garden are two timber sheds, both of which are included within the sale.

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.

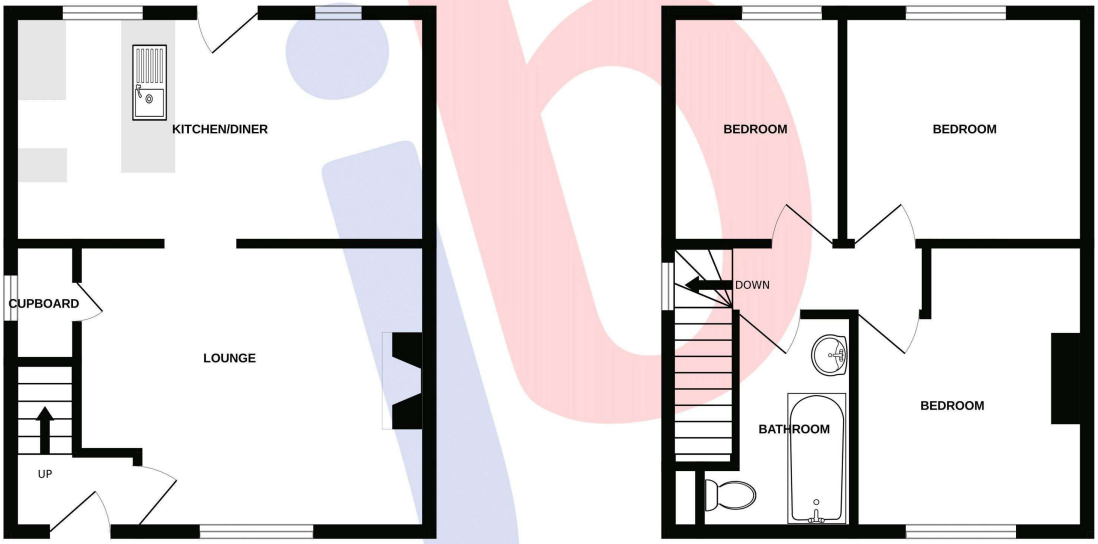
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007900 24 October 2026

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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