

## Bainbridge Court, Newark NG24 4FL



A deceptively spacious four-storey townhouse situated in a private and gated enclave of similar properties a short distance from Newark town centre. The versatile accommodation includes four double bedrooms, two bathrooms, en-suite and ground floor cloakroom. In addition there is a fantastic open plan kitchen/dining/living space, together with an additional sitting room. There is an integral garage and an enclosed rear garden. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

**Offers in Excess of £300,000**







### Situation and Amenities

The 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:

#### Reception Hallway

This very spacious reception hallway has the staircase rising to the first floor with useful storage area beneath. The hallway provides access to the ground floor sitting room and the cloakroom. A personnel door leads into the garage. The hallway has LVT flooring, two ceiling light points and a radiator. In addition there are also two useful storage cupboards, one of which is the airing cupboard and also houses the central heating boiler, the other serves as a utility area and has space and plumbing for a washing machine.

## **Cloakroom**

The cloakroom is fitted with a pedestal wash hand basin and WC, and has the same LVT flooring flowing through from the hallway, a ceiling light point and a radiator.

## **Sitting Room 14' 11" x 9' 11" (4.54m x 3.02m)**

This delightful room has a window to the rear elevation and French doors leading out into the garden. The sitting room has the same LVT flooring, two ceiling light points and a radiator.

## **First Floor Landing**

The staircase rises from the reception hallway to the first floor landing which provides access to the lounge/dining room/kitchen areas. The landing has a ceiling light point and a radiator. From here the staircase continues to the second floor.

## **OPEN PLAN LIVING/DINING/KITCHEN AREA 31' 10" x 14' 11" (9.70m x 4.54m) (at widest points, 'U' shaped in design))**

Overall measurements of the living/kitchen/dining areas combined.

## **Kitchen Area 14' 11" x 10' 0" (4.54m x 3.05m)**

The kitchen area has two windows to the rear elevation and is fitted with an extensive range of contemporary base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level oven, induction hob with extractor hood above, fridge/freezer and dishwasher. The kitchen has LVT flooring and recessed ceiling spotlights.

## **Dining Area 11' 3" x 7' 7" (3.43m x 2.31m)**

The dining area, as previously mentioned, is open plan to both the kitchen and the lounge. This area has two ceiling light points and a radiator.

## **Lounge Area 14' 11" x 9' 9" (4.54m x 2.97m)**

The lounge area has a window, French doors and a Juliette balcony to the front elevation. There is also a door leading back to the first floor landing giving a great flow to the living accommodation. The lounge has the same LVT flooring, two ceiling light points and a radiator.

## **Second Floor Landing**

The second floor landing has doors into bedrooms one and two and the family bathroom. There is a ceiling light point. The staircase continues up to the third floor.

## **Bedroom One 14' 11" x 9' 9" (4.54m x 2.97m)**

An excellent sized double bedroom having two windows to the front elevation, two ceiling light points and a radiator. A door leads into the en-suite shower room.

## **En-suite**

The en-suite is fitted with a double width shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceiling point, an extractor fan and a radiator.

## **Bedroom Two 14' 11" x 10' 0" (4.54m x 3.05m)**

A further great sized double bedroom with two windows to the rear elevation, two ceiling light points and a radiator.

## **Bathroom One 6' 11" x 6' 9" (2.11m x 2.06m)**

The second floor 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. In addition there is a ceiling light point, an extractor fan and a radiator.

## **Third Floor Landing**

The third floor landing has doors into two bedrooms and a further bathroom. There is also a ceiling light point and a useful storage cupboard.

## **Bedroom Three 14' 11" x 10' 1" (4.54m x 3.07m)**

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

## **Bedroom Four 14' 11" x 9' 9" (4.54m x 2.97m)**

Bedroom four is also a good sized double and has a window and a skylight window to the front elevation, together with a ceiling light point and a radiator. The double wardrobe located here will remain in-situ.

## **Bathroom Two 9' 3" x 7' 7" (2.82m x 2.31m)**

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. In addition there is a double width walk in shower cubicle with mains rainwater head shower. There is a ceiling light point, an extractor fan and a radiator.

## **Outside**

This enclave is accessed via secure electric gates leading to a secure parking area. Number 8 has one allocated parking space. To the rear is an enclosed garden and a small patio.

### Integral Garage 18' 0" x 7' 11" (5.48m x 2.41m)

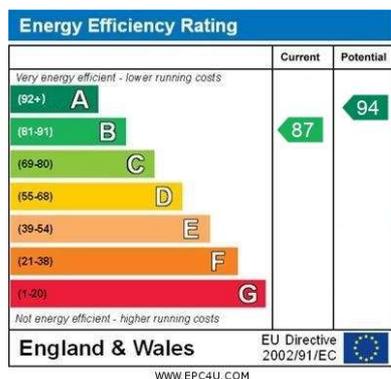
The garage has an up and over door to the front elevation, and a personnel door to the side leading into the hallway. The garage is equipped with both power and lighting.

### Service/Maintenance Charges

The property is subject to the Bainbridge Court maintenance charge. We have been informed by the vendor that this is currently £240 for the year, £120 payable every 6 months. The management is currently considering other ways of paying by the property owners, e.g. by monthly instalments.

### Council Tax

The property is in Band D.



### 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.

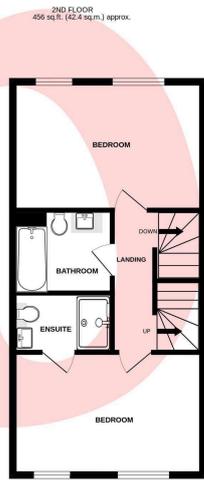
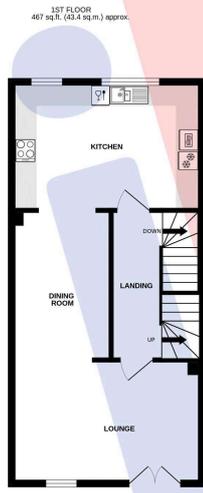
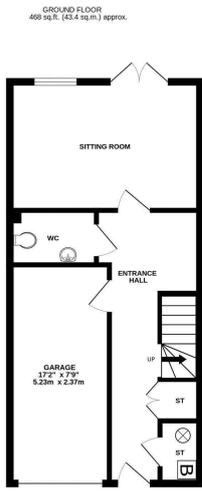
### Local Authority

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: Chattertons Solicitors - £120.00 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. 00007211 24 February 2026



TOTAL FLOOR AREA: 1848 sq.ft. (171.7 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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