



Hawton Road, Newark

Guide Price £240,000 to £250,000



Hawton Road

Newark

MARKETED WITH NO CHAIN Pleasantly positioned within one of Newark's most sought-after residential locations, this deceptively spacious semi-detached bungalow offers an exciting opportunity for a buyer to create a home perfectly suited to their own tastes and requirements.

Offering a genuine blank canvas, the property combines well-proportioned accommodation with excellent external space, including a generous driveway, car port, detached single garage and sizeable, private rear garden.

The location is particularly appealing, with Newark town centre and its excellent range of amenities within comfortable walking distance, whilst the attractive Sconce & Devon Park is also just a short walk away, providing a wonderful green space for leisure and recreation.

The accommodation begins with a welcoming entrance hallway featuring a useful storage cupboard, leading into a large dual-aspect lounge which provides a bright and versatile living space. The kitchen is fitted with a range of units and appliances including a four-ring electric hob and oven, with an adjoining lobby providing further access to a useful storage cupboard and the car port.

There are three well-proportioned bedrooms, with one bedroom enjoying the added benefit of direct access onto the rear garden, alongside a family bathroom.





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Externally, the property is approached via a generous driveway and low-maintenance gravelled frontage, complemented by established planting. The driveway continues along the right-hand side of the property, where double gates provide access to a car port and detached single garage, offering excellent off-road parking and storage options.

The rear garden is a particularly appealing feature, offering a good degree of privacy and plenty of scope for a new owner to enhance and personalise. There is a paved area ideal for outdoor seating and entertaining, together with lawned and gravelled sections, established plants and shrubs to the borders. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Entrance Hall

15' 11" x 5' 11" (4.85m x 1.80m)

majority measurements

Lounge

18' 4" x 11' 11" (5.59m x 3.63m)

Kitchen

11' 11" x 10' 5" (3.63m x 3.17m)

Lobby

5' 2" x 2' 8" (1.58m x 0.81m)

Bedroom One

13' 6" x 10' 4" (4.12m x 3.15m)

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

Bedroom Three

9' 11" x 7' 4" (3.02m x 2.23m)

Family Bathroom

9' 7" x 6' 4" (2.92m x 1.93m)

maximum measurements

Car Port

20' 9" x 8' 4" (6.33m x 2.54m)

Garage

19' 11" x 9' 0" (6.07m x 2.74m)

Agent's Note - Probate

The sale of this property is subject to Probate which has been granted.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,235 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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



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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