



Sheldrake Road, Newark



3



1



1

Asking Price £260,000



Key Features

- Detached Family Home
- Three Well-Proportioned Bedrooms
- Shower Room & Separate WC
- Dual Aspect Lounge/Diner
- Spacious Kitchen
- South Facing Rear Garden
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Located on the sought after 'Beacon Heights' area of Newark-on-Trent, this detached family home boasts immaculate accommodation throughout and enjoys a delightful, landscaped SOUTH FACING REAR GARDEN. This home is conveniently located for a host of local amenities and provides superb access to the A1 and Newark town centre.

The property's accommodation comprises to the ground floor: entrance porch, inviting entrance hallway, spacious kitchen with appliances to include an electric hob and oven, and a marvellous L-shaped dual aspect lounge/diner which has sliding doors to the lovely rear garden. The first floor benefits from three well-proportioned bedrooms, shower room and separate WC. Outside, this property is approached with a gravelled and concrete driveway which provides off street parking, with a small lawned area and hedged boundary to the front. The SOUTH FACING rear garden has been beautifully landscaped to include two paved entertaining areas, lawned area and a wonderful variety of plants/shrubs to borders. Other features include gas central heating and UPVC double glazing.

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 6'9" x 2'9" (2.1m x 0.8m)

Entrance Hall 11'11" x 6'2" (3.6m x 1.9m)

Lounge/Diner 22'4" x 13'3" (6.8m x 4m)

maximum measurements

Kitchen 10'6" x 10'2" (3.2m x 3.1m)

First Floor Landing

Bedroom One 13'8" x 13'3" (4.2m x 4m)

maximum measurements

Bedroom Two 13'8" x 8'8" (4.2m x 2.6m)

maximum measurements

Bedroom Three 8'11" x 8'8" (2.7m x 2.6m)

maximum measurements

Shower Room 5'7" x 5'1" (1.7m x 1.5m)

Separate WC 5'7" x 2'7" (1.7m x 0.8m)

Garage 16'10" x 8'7" (5.1m x 2.6m)

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.

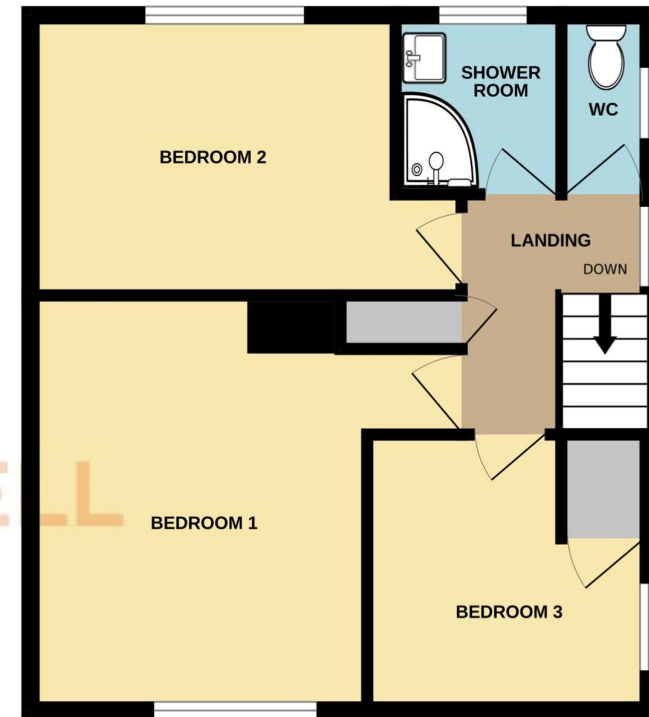
Referrals

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 chose to arrange a survey through them. For more information, please call the office.

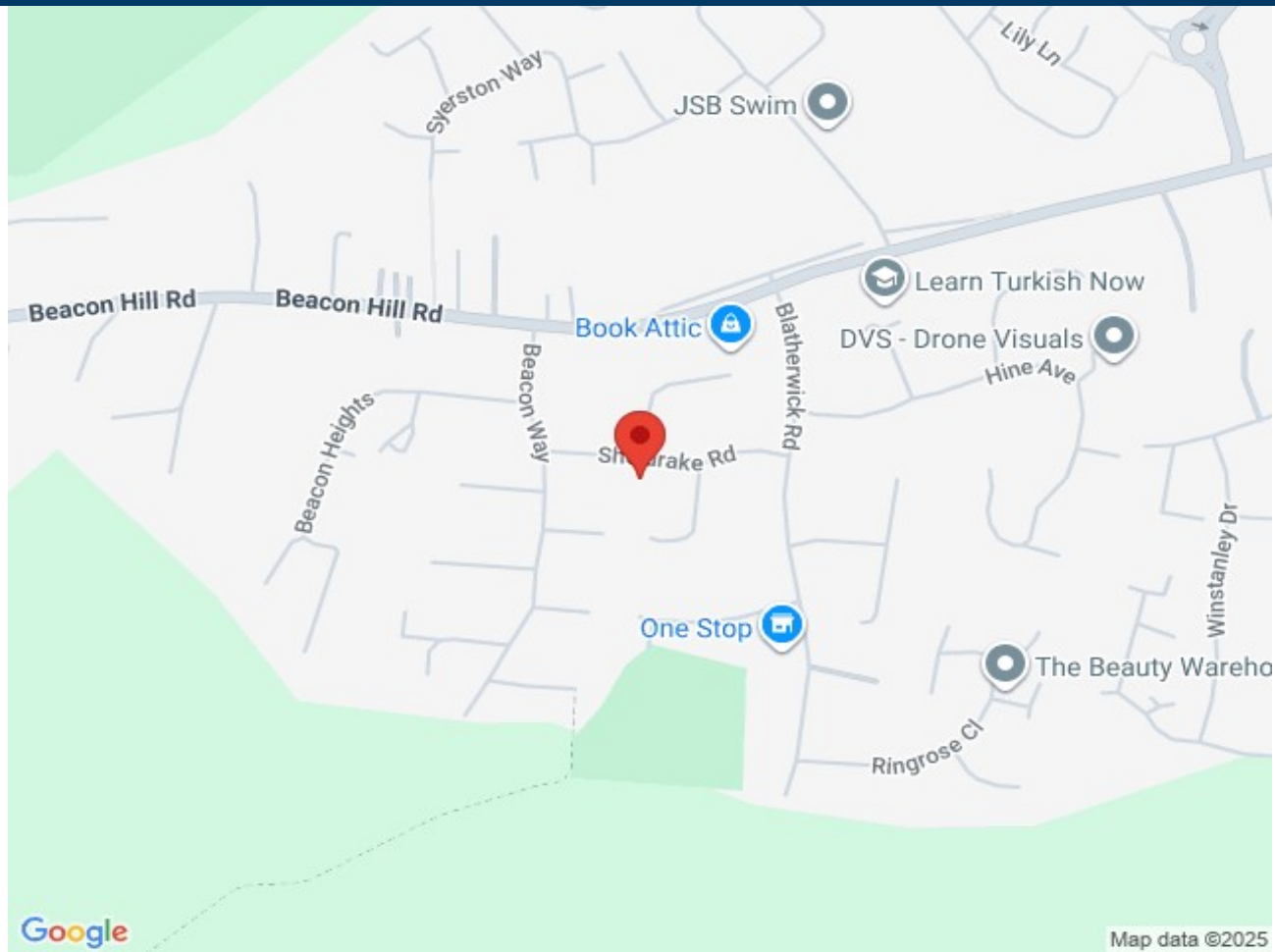
GROUND FLOOR



1ST 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.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

