



Markwick Close, Newark



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Offers Over £325,000



Key Features

- Extended Family Home
- Four Bedrooms
- F/F Bathroom & G/F Shower Room
- Open Plan Living/Dining Kitchen Space
- Separate Sitting Room
- Ample Off Street Parking
- Stunning Open Views
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold



Enjoying a delightful tucked away position in a quiet cul-de-sac within the sought after Beacon Heights area of Newark, this EXTENDED home boasts extraordinary views across Newark and Balderton, reaching as far as Belvoir Castle, and benefits from wrap around gardens and flexible accommodation ideally suiting a family.

The property's well-presented accommodation comprises to the ground floor: entrance hall, shower room, sitting room with pleasant walk-in bay window with door opening to the side garden, lounge area with feature log burning stove and an opening to the spacious dining kitchen with French doors to outside and the kitchen having provision for a free-standing cooker. The first floor has four bedrooms, three of which are double bedrooms, and a family bathroom.

Outside, this home enjoys a wonderful position down a private road that services four properties, with gated access opening on to a generous concrete driveway space. The gardens wrap around the house with a variety of lawned areas, established borders and trees giving this home a wonderful degree of privacy. Other features include double glazing and gas central heating.

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 Hall

Ground Floor Shower Room 5'0" x 4'8" (1.5m x 1.4m)

Sitting Room 16'1" x 10'11" (4.9m x 3.3m)

maximum measurements

Open Plan Living/Dining Kitchen: 26'0" x 17'1" (7.9m x 5.2m)

maximum measurements

Lounge Area 13'9" x 11'9" (4.2m x 3.6m)

Dining Area 13'4" x 8'1" (4.1m x 2.5m)

Kitchen Area 13'4" x 8'9" (4.1m x 2.7m)

First Floor Landing

Bedroom One 15'8" x 8'9" (4.8m x 2.7m)

Bedroom Two 11'2" x 10'11" (3.4m x 3.3m)

maximum measurements

Bedroom Three 10'11" x 10'5" (3.3m x 3.2m)

maximum measurements

Bedroom Four 7'6" x 7'0" (2.3m x 2.1m)

maximum measurements

Agent's Note - Previous Subsidence

There have been two instances of subsidence in 2007 and 2009. The first was due to cracked drains and the second due to clay shrinkage as a result of trees in a neighbouring property. In both cases full repairs were carried out via insurers (structural repairs only; no underpinning required) and the offending trees removed. Further trees in the neighbouring property have also since been removed. The vendors have not had any other issues since then.

Agent's Note

The property is accessed via a private drive which is shared by three other properties.

Agent's Note - Windows

The property has a combination of UPVC and Aluminium double glazed windows.

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

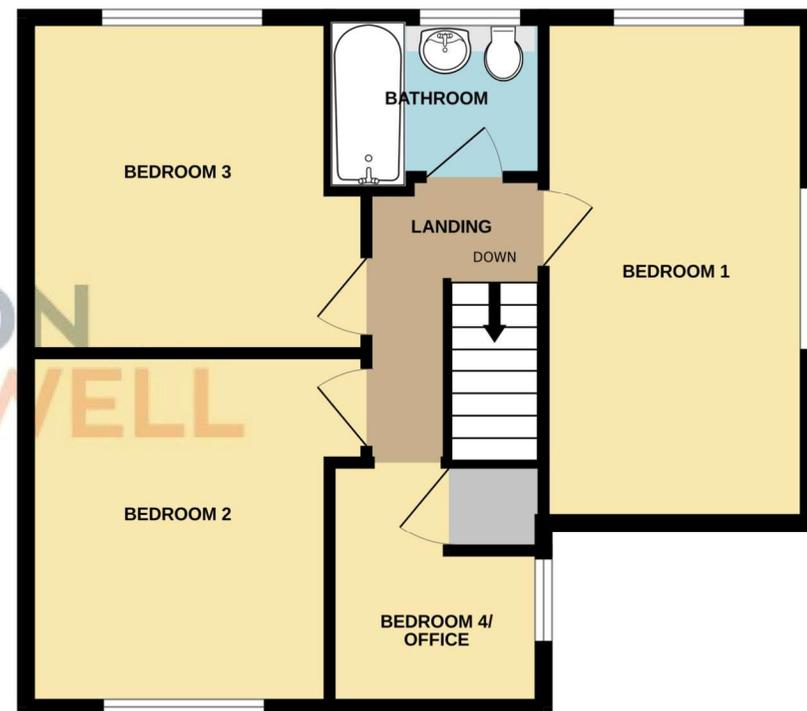
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 choose to arrange a survey through them. For more information, please call the office.



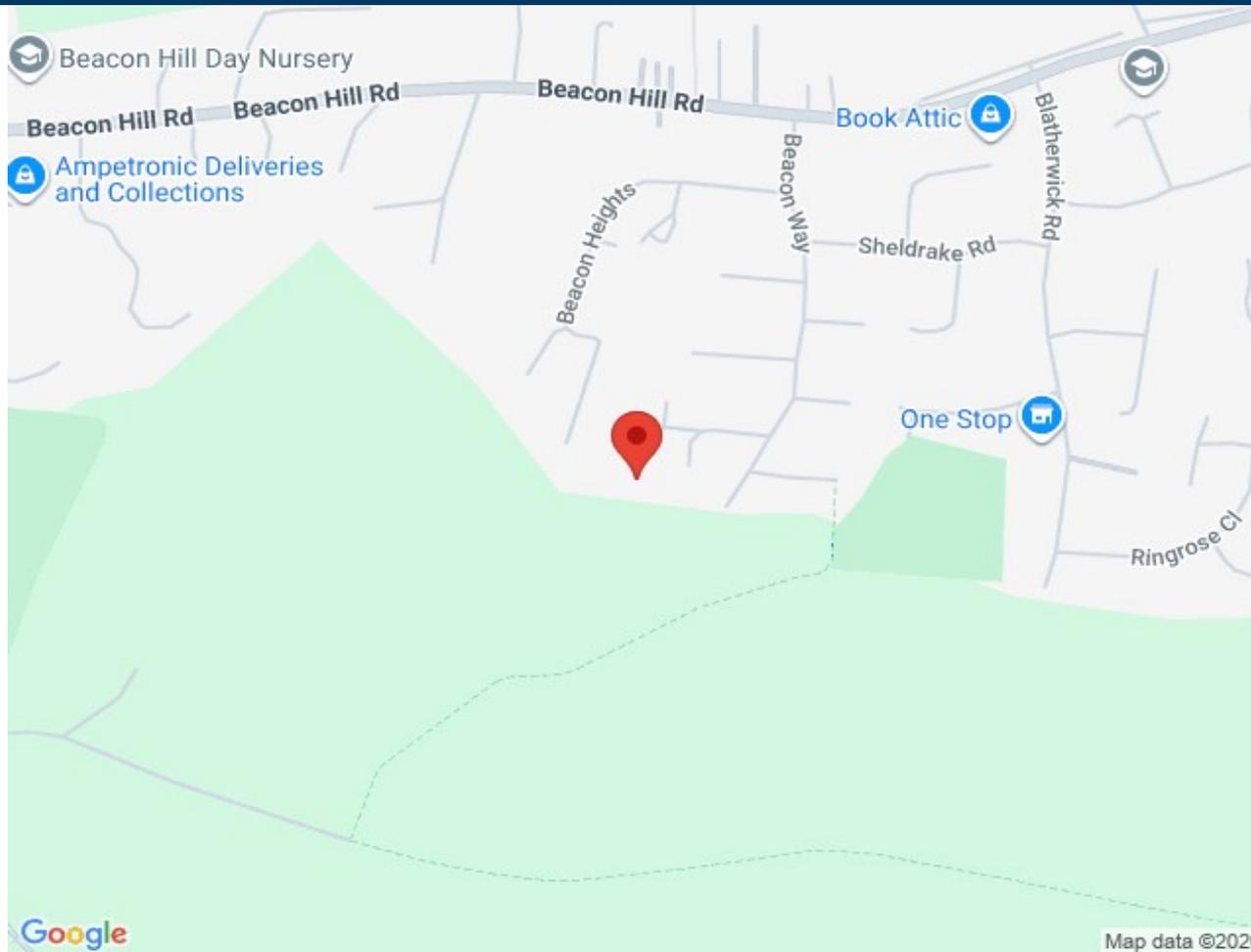
GROUND FLOOR



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

