



Flaxley Lane, Middlebeck

Guide Price £255,000 to £265,000



NEWTON
FALLOWELL

Flaxley Lane

Middlebeck, Newark

MARKETED WITH NO CHAIN Conveniently located in the heart of the modern development of Middlebeck, which benefits from brilliant access to both the A46 and A1, whilst also enjoying easy access in to Newark town centre, this modern semi-detached home boasts spacious accommodation stretching across three floors and still remains under an NHBC warranty.

The impeccable accommodation comprises to the ground floor: inviting entrance hallway, W/C, spacious lounge with French doors opening to the rear garden, and a quality dining kitchen with appliances to include a four-ring gas hob, electric oven, dishwasher, fridge/freezer and washer/dryer. The first floor has an equally welcoming space with access to a family bathroom suite and three well-proportioned bedrooms. The top floor has a large main bedroom space with a range of fitted wardrobes and a luxurious ensuite shower room.

Outside, this home benefits from off street parking to the side of the property with a tarmac driveway. The driveway leads up to a single garage. The rear garden is south-east facing and has been landscaped to include a generous paved entertaining area, lawned area with raised beds, and a further decked area for ease of maintenance and a second seating area. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

12' 7" x 3' 4" (3.83m x 1.02m)

Ground Floor WC

5' 6" x 2' 11" (1.68m x 0.89m)

Lounge

16' 3" x 12' 2" (4.95m x 3.71m)
maximum measurements

Dining Kitchen

13' 8" x 9' 3" (4.17m x 2.82m)

Bedroom Two

12' 7" x 9' 4" (3.83m x 2.85m)
maximum measurements

Bedroom Three

12' 2" x 9' 4" (3.71m x 2.85m)

Bedroom Four

9' 0" x 6' 7" (2.74m x 2.01m)



Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Bedroom One

16' 11" x 16' 2" (5.16m x 4.93m)
maximum measurements

Ensuite Shower Room

6' 4" x 5' 1" (1.93m x 1.55m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1117 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

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

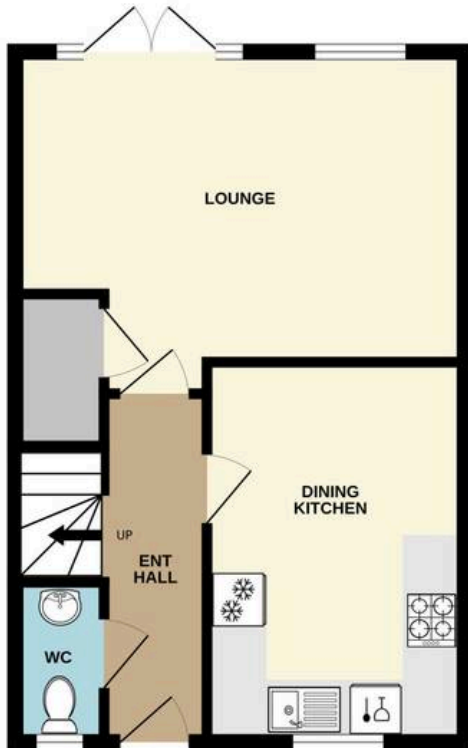
Intending purchasers will be asked to confirm their identity at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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.



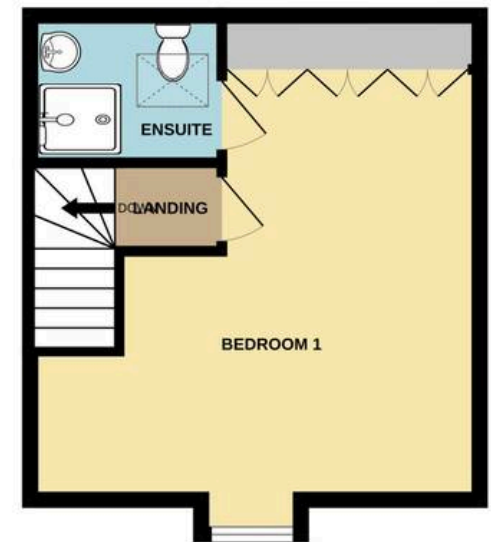
GROUND FLOOR



1ST FLOOR



2ND 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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