



Winthorpe Road, Newark



3



1



2

Guide Price £210,000 to £215,000



### Key Features

- Extended Semi Detached Home
- Three Well-Proportioned Bedrooms
- F/F Bathroom Suite
- Large Lounge & Dining Room
- Inviting Entrance Hall & Kitchen
- Range Of Outbuildings
- Off Street Parking
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Having been previously extended to both the front and the rear, this semi-detached property would make a superb family home with a generous rear garden, range of outbuildings and driveway to the front. This home is ideally located for the main line train station with connections to London Kings Cross and is within comfortable walking distance of the host of local amenities that Newark town has to offer.

The property's accommodation comprises to the ground floor: inviting entrance hallway, large lounge, separate dining room with French doors to the rear garden and opening to a kitchen with appliances to include a four ring gas hob, electric oven and integrated fridge. The first floor is welcomed by a generous landing space, a family bathroom suite and three well-proportioned bedrooms, all of which having a form of fitted storage.

Outside, the property is approached with a part brick walled frontage with a gated driveway providing off street parking. The rear garden enjoys a range of outbuildings to include an outside WC and two stores, whilst the garden is predominantly laid to lawn, generous paved seating area and a variety of plants/trees to borders. Other features of this home 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 Hallway 15'11" x 6'0" (4.9m x 1.8m)

maximum measurements

Lounge 17'4" x 13'0" (5.3m x 4m)

maximum measurements

Dining Room 14'10" x 10'11" (4.5m x 3.3m)

maximum measurements

Kitchen 11'3" x 8'1" (3.4m x 2.5m)

maximum measurements

First Floor Landing

Bedroom One 12'6" x 11'1" (3.8m x 3.4m)

maximum measurements

Bedroom Two 10'11" x 9'11" (3.3m x 3m)

maximum measurements

Bedroom Three 9'3" x 8'1" (2.8m x 2.5m)

maximum measurements

Family Bathroom 8'1" x 7'11" (2.5m x 2.4m)

maximum measurements

Outbuildings:

Store 1 7'4" x 7'0" (2.2m x 2.1m)

Store 2 4'2" x 2'7" (1.3m x 0.8m)

Outside WC 7'0" x 2'6" (2.1m x 0.8m)

#### 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.

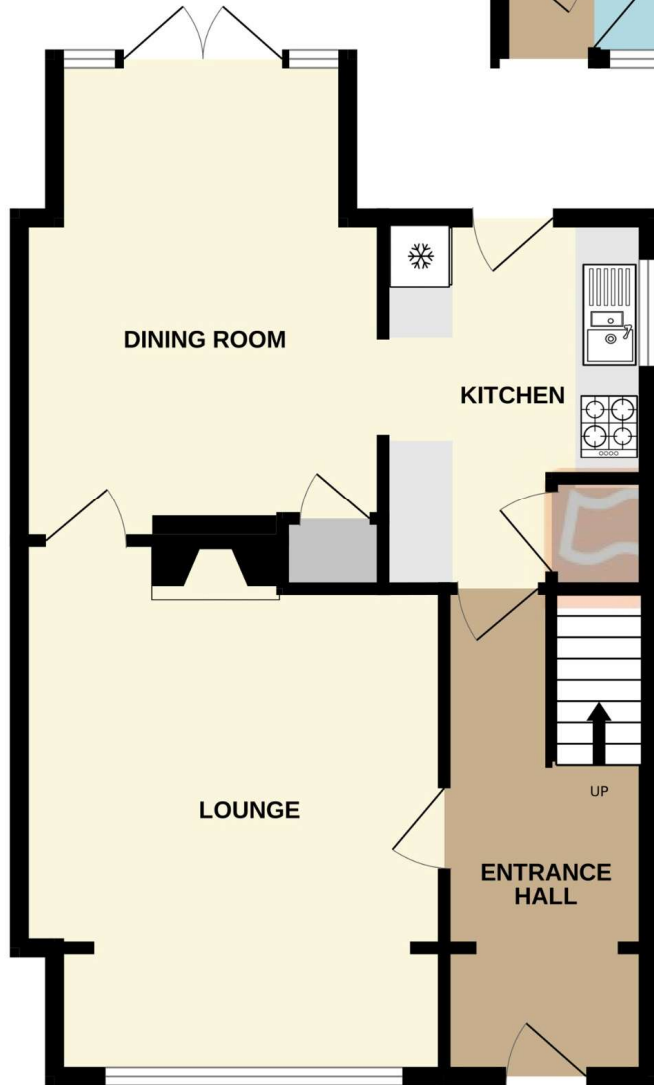
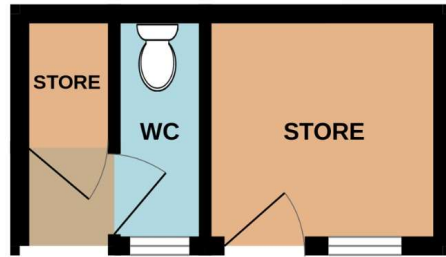
#### Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

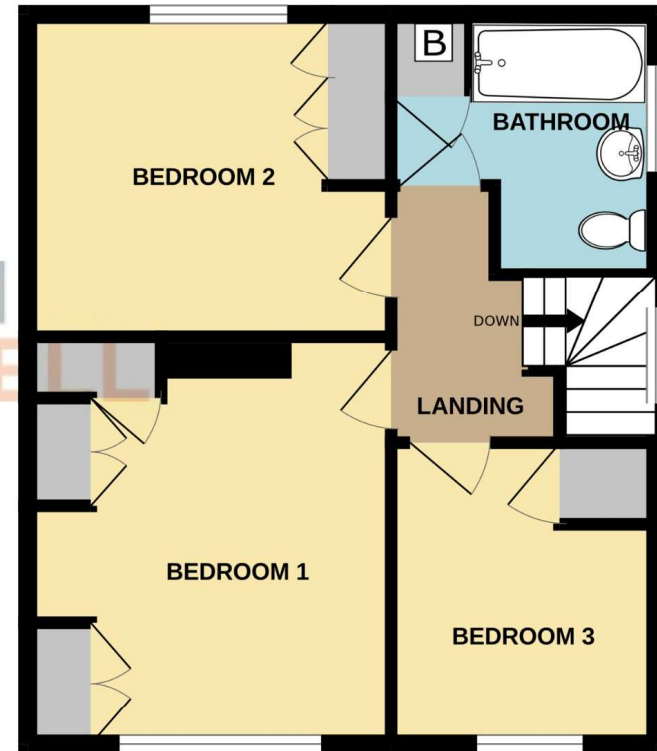
#### Referrals

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.

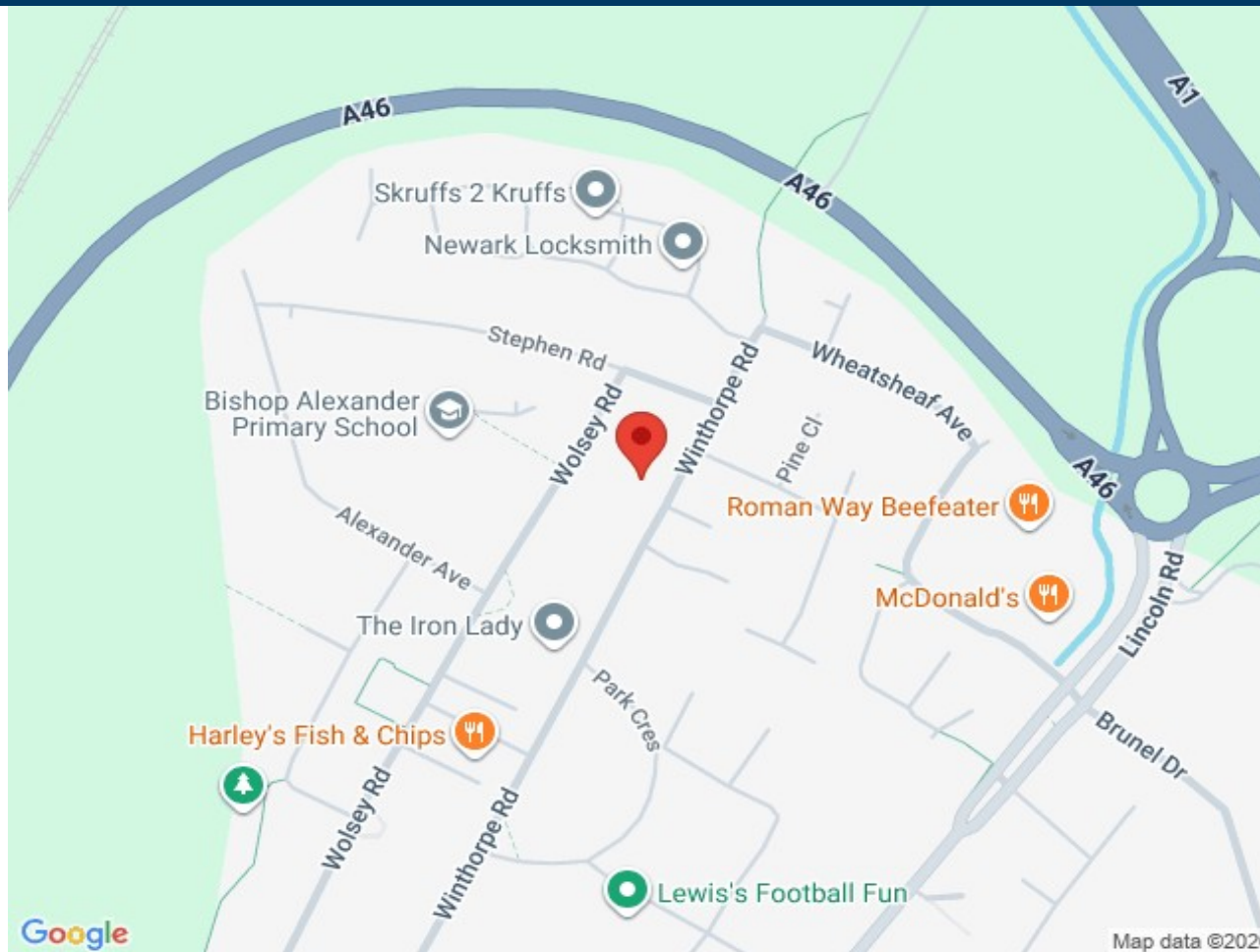
GROUND FLOOR



1ST FLOOR



NEWTON  
FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

