



14 The Maltsters, Newark, NG24 4RU

Offers In Excess Of
£310,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

This superbly presented modern four bedroom detached family home is situated in a well regarded residential area within one mile of Newark town centre with its range of excellent local amenities. Close to a bus route and very pleasant local walks this property should be viewed at your earliest convenience.

Well positioned on a corner plot with secluded rear gardens, driveway and single garage. The property offers well laid out living accommodation with the benefit of a modern gas fired central heating system and uPVC double glazed windows and doors.

Newark has become an increasingly popular place to live with its friendly atmosphere and vibrant community. Undoubtedly, the Georgian Market Square, the 12th Century Castle, Church and array of wonderful shops, as well as a variety of restaurants and cafes are attractive parts of the town, both for locals and for tourists. Industry and commerce have expanded tremendously during the last few years. Road communications are good with the A1 bypassing the town and intersecting with the A46. Many commute from the area to Lincoln and Nottingham and fast GNER trains are capable of journey times between Newark Northgate and London Kings Cross in approximately 1 hour 36 minutes.

The living accommodation comprises of entrance hall, WC, dining kitchen with modern kitchen units, utility room, a spacious 16 ft lounge with walk in bay, separate dining room and a conservatory extension with French doors leading to the secluded rear garden.

On the first floor there are four bedrooms, en-suite shower room and family bathroom.

Outside the corner position allows larger than average gardens with open plan lawn areas to the front and side, an enclosed rear garden landscaped with lawn and patio terraces. To the rear of the plot is a brick built single garage and an easily accessed driveway with parking for up to two cars.

The current owners have owned this property from new

and have maintained it to a high standard. This would be an ideal home for couples or growing families seeking a quiet location within easy reach of excellent local amenities and Newark town centre. Viewing is highly recommended.

The Maltsters is conveniently situated within one mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi, there is also a recently opened M&S Food Hall. Newark town centre has an attractive, mostly Georgian, market square which holds regular markets and has a variety of interesting and independent shops, boutiques, bars, restaurants and cafes. For those who wish to commute Newark Northgate railway station has fast trains connecting to London Kings Cross with journey times in the region of 75 minutes. Additionally Newark castle station has trains connecting to Nottingham, Lincoln and Leicester. There are good road connections with nearby access points to the A1 and A46 dual carriageway. The new southern bypass is due to open in late 2026 and will provide a new road link between the A46 and A1. Newark has primary and secondary schooling of good repute and a general hospital.

This detached two storey house was built c.1987 by Lowe Homes. Constructed of brick elevations over a tiled roof covering, The living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

10'7 x 5'11 (3.23m x 1.80m)

Composite double glazed front entrance door and double glazed side window. Staircase to first floor with cupboard under. Radiator.

WC

5'4 x 4' (1.63m x 1.22m)

Comprising low suite WC and corner wash hand basin with tiling to splashback. UPVC double glazed front window, radiator, electric consumer unit.

LOUNGE

16'3 x 10'8 (4.95m x 3.25m)



Walk in bay with uPVC double glazed front window, radiator, wooden Adam's style fire surround, marble style fireplace and hearth housing living flame gas fire. TV point, coved ceiling.



DINING ROOM

10'8 x 8'1 (3.25m x 2.46m)



Double panelled radiator, coved ceiling, sliding double glazed patio doors giving access to conservatory.

CONSERVATORY

10'8 x 9'1 (3.25m x 2.77m)



UPVC double glazed conservatory built on a brick base with a polycarbonate roof covering. There are French doors accessing the secluded rear garden. Radiator.

DINING KITCHEN

12'3 x 11'11 (3.73m x 3.63m)



Ample space for a dining table, uPVC double glazed rear facing window and side entrance door. Cupboard housing the Worcester Greenstar gas central heating boiler fitted c.2020. Range of fitted modern kitchen units comprise, base cupboards and doors, working surfaces above with inset composite 1.5 bowl sink and drainer and mixer tap. Appliances include an integral dishwasher. There is tilling to splashbacks, eyelevel wall mounted cupboards, tall storage cupboard for shelving, space for fridge freezer and space for electric cooker with a wall mounted extractor over. Vinyl floor covering, designer radiator.



UTILITY ROOM

5'6 x 5'4 (1.68m x 1.63m)

Fitted with a double base cupboard, working surfaces above, inset stainless steel sink and drainer with mixer tap, tilling to splashback. Eyelevel wall mounted cupboards and space and plumbing for washing machine. UPVC double glazed window to the side, radiator.

FIRST FLOOR

LANDING

Loft access hatch, the loft is boarded. Airing cupboard housing hot water cylinder and slatted shelving.

BEDROOM ONE

10'11 x 9'11 (3.33m x 3.02m)
(measurement excludes door recess)



Radiator, uPVC double glazed window to the front, built in double wardrobe with sliding mirrored doors, hanging rail and shelving. Built in single wardrobe with hanging rail and shelving. Coved ceiling.

EN-SUITE SHOWER ROOM

5'1 x 4'11 (1.55m x 1.50m)



Fitted with a modern white suite comprising low suite WC and wash hand basin with mixer tap and vanity cupboard under. There are part tiled doors, uPVC double glazed side window, wall mounted, heated, chrome towel radiator, tiled shower cubical with wall mounted electric Triton shower and folding glass screen doors.

BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)



UPVC double glazed window to the front, radiator, built in double wardrobe with hanging rail and shelving, sliding mirrored doors.

BEDROOM THREE

8'4 x 7' (2.54m x 2.13m)
(plus 3'3 x 2'5)



UPVC double glazed window to the rear, radiator.

BEDROOM FOUR

8'5 x 7'2 (2.57m x 2.18m)

UPVC double glazed window to the rear, radiator.

FAMILY BATHROOM

7'1 x 5'9 (2.16m x 1.75m)



UPVC double glazed window to the rear fitted with a modern white suite comprising panelled bath, pedestal wash hand basin with mixer taps and low suite WC.

OUTSIDE



The property occupies a good sized corner plot. To the front there is an open plan garden laid to lawn which also extends along the side of the property on the return frontage to The Holt. This connects to a tarmac driveway at the rear of the plot providing parking for two cars and giving access to the garage.

SINGLE GARAGE

18'3 x 9' (5.56m x 2.74m)



A brick built single garage with tiled roof covering, up and over door, power and light connected and a boarded loft storage space.

REAR GARDEN



The property comes under Newark and Sherwood District Council Tax Band D.

The pleasant rear garden is enclosed and enjoys a good degree of privacy. There is a brick built boundary wall along the return frontage to the halt with wooden gates allowing access to the front and side. An additional wooden gate gives access to the driveway at the rear. The rear garden is laid out with lawn, a wide paved pathway, gravelled borders and paved patio terrace. Ideal for those who enjoy gardening, sitting outdoors or require a safe play area for young children.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

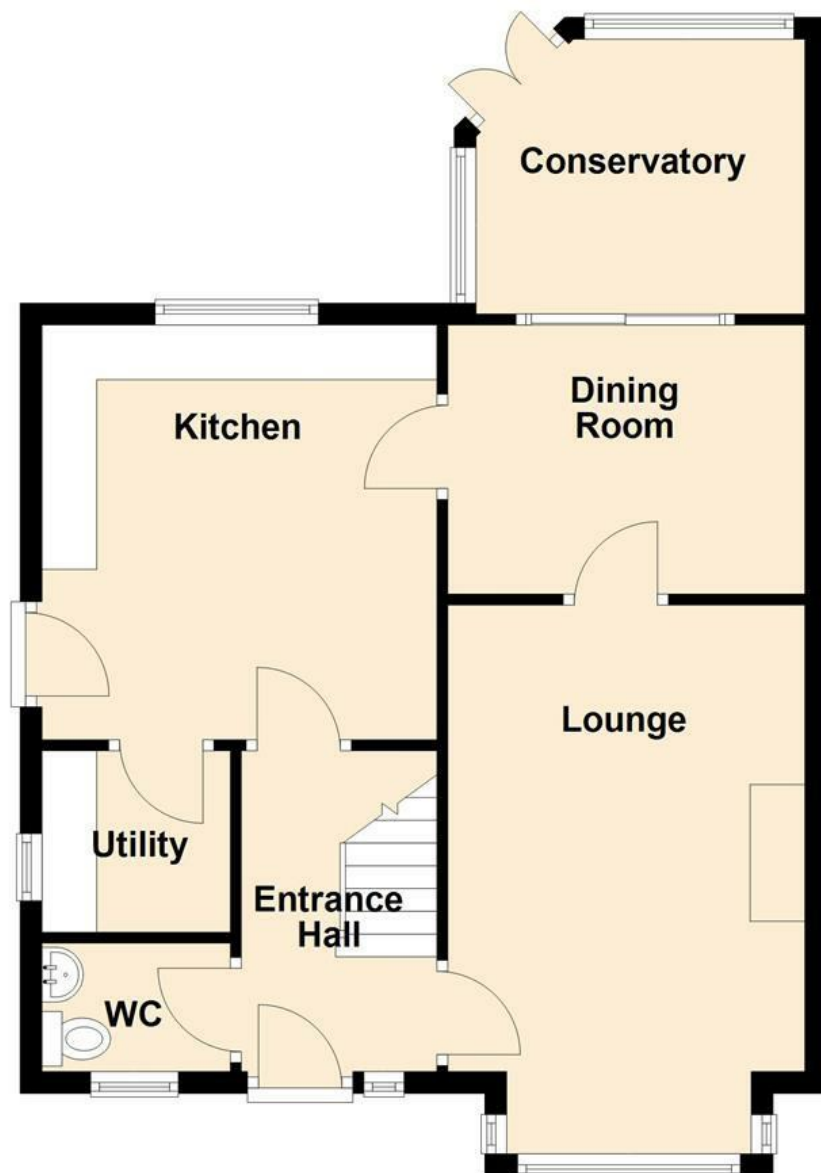
POSSESSION

Vacant possession will be given on completion.

COUNCIL TAX

Ground Floor

Approx. 56.7 sq. metres (610.6 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 104.3 sq. metres (1122.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers