

Lovers Lane, Newark NG24 1HZ



GUIDE PRICE £170,000 to £180,000. A delightful mid terrace property that has been refurbished by the present owners and is beautifully presented throughout. The property is located a short distance from the town centre, and has accommodation comprising a **SPACIOUS OPEN PLAN LOUNGE/KITCHEN/DINING SPACE**, and three bedrooms and a family shower room on the first floor. This lovely home has a garden area to the front and a courtyard style garden with covered seating area to the rear. In addition there is a garage. Double glazing and gas central heating are installed.

Guide Price £170,000 to £180,000





Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has an opening leading into the lounge, and the staircase rising to the first floor. The hallway has two storage cupboards, laminate flooring, a ceiling light point and a radiator.

LOUNGE/DINING/KITCHEN AREAS 24' 11" x 15' 9" (7.60m x 4.79m) *(overall measurements of all three areas combined, at widest points)*

Lounge Area 14' 0" x 12' 1" (4.26m x 3.68m)

A lovely spacious lounge area having a window overlooking the front garden, a feature fireplace with gas fire inset, laminate flooring and spotlights to the ceiling. The lounge area is open plan to the dining/kitchen areas via an opening.

Dining Area 11' 3" x 7' 7" (3.44m x 2.31m)

The dining area has a window to the rear elevation, wood effect ceramic tiled flooring, a vertical radiator and spotlights to the ceiling.

Kitchen Area 11' 9" x 8' 1" (3.58m x 2.46m)

The kitchen area has a window to the rear elevation and a door leading out into the garden. Fitted with a range of contemporary wall and base units with wooden work surfaces. There is a stainless steel sink, and integrated appliances include a Bosch oven, a Bosch induction hob with extractor over and a dishwasher. In addition there is space and plumbing for a washing machine, and further space for a vertical fridge/freezer. The kitchen area has continuation of the wood effect ceramic tiled flooring and spotlights to the ceiling. Also located here is an under-stairs storage cupboard.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the shower room. The landing has a ceiling light point and also provides access to the loft.

Bedroom One 12' 8" x 9' 0" (3.87m x 2.74m)

A good sized double bedroom having a window to the front elevation, a built-in wardrobe, laminate flooring, a ceiling light point, two wall light points and a radiator.

Bedroom Two 10' 11" x 9' 11" (3.32m x 3.01m)

A further good sized double bedroom with a window to the rear elevation, a built-in wardrobe, the same laminate flooring, a ceiling light point and a radiator.

Bedroom Three 8' 6" x 6' 7" (2.59m x 2.01m)

Bedroom three is currently used as a dressing room, and has a window to the front elevation, laminate flooring, a ceiling light point and a radiator.

Shower Room 7' 11" x 5' 9" (2.42m x 1.75m)

This room has an opaque window to the rear elevation and is fitted with a corner shower cubicle with rainwater head shower, wash hand basin with storage cupboard below, and a WC. The shower room is complemented with fully tiled walls. In addition there are spotlights to the ceiling, laminate flooring, an extractor fan, a heated towel rail and a wall mounted mirror. There is also a cupboard housing the boiler located here.

Outside

The front garden area is mainly laid to lawn with a feature gravel border containing a variety of shrubs.

Rear Garden

The secluded courtyard style rear garden has a lawn area and also a covered seating area. There is an outside socket, a tap and a wall mounted light. At the foot of the garden is a gate which leads out to where the garage is located.

Garage 15' 9" x 8' 2" (4.8m x 2.50m)

The garage is situated in a block of other garages. It has an up and over door and is equipped with both power and lighting.

Council Tax

The property is in Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

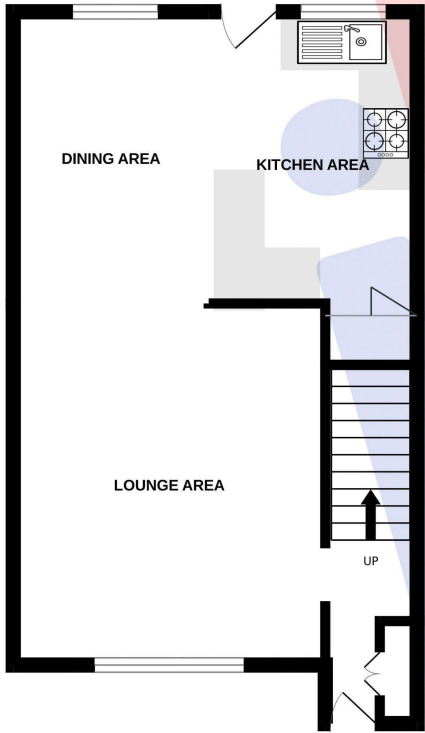
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

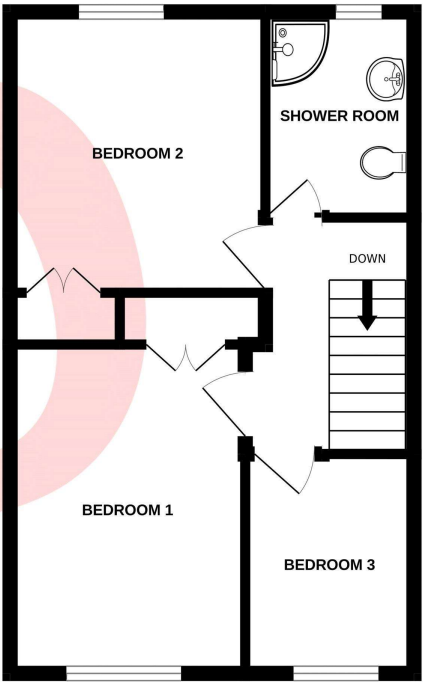
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007856 14 October 2026



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

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