



Flaxley Lane, Newark



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Guide Price £260,000 to £270,000



## Key Features

- Modern Semi Detached Home
- Three Storey Living
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dining Kitchen & Spacious Lounge
- Landscaped Rear Garden
- No Chain
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





**\*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 into 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.

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 12'7" x 3'4" (3.8m x 1m)
- Ground Floor WC 5'6" x 2'11" (1.7m x 0.9m)
- Lounge 16'3" x 12'2" (5m x 3.7m)
- maximum measurements
- Dining Kitchen 13'8" x 9'3" (4.2m x 2.8m)
- First Floor Landing

Bedroom Two 12'7" x 9'4" (3.8m x 2.8m)

maximum measurements

Bedroom Three 12'2" x 9'4" (3.7m x 2.8m)

Bedroom Four 9'0" x 6'7" (2.7m x 2m)

Family Bathroom 6'7" x 5'6" (2m x 1.7m)

Second Floor Landing

Bedroom One 16'11" x 16'2" (5.2m x 4.9m)

maximum measurements

Ensuite Shower Room 6'4" x 5'1" (1.9m x 1.5m)

Garage

#### 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.

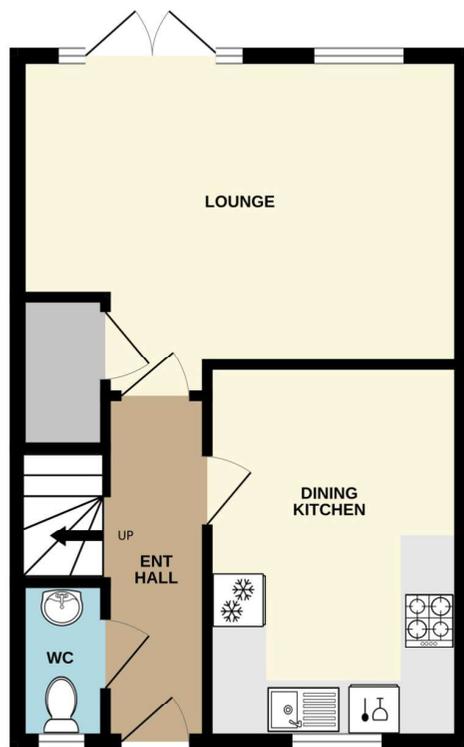
#### Anti-Money Laundering Regulations

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



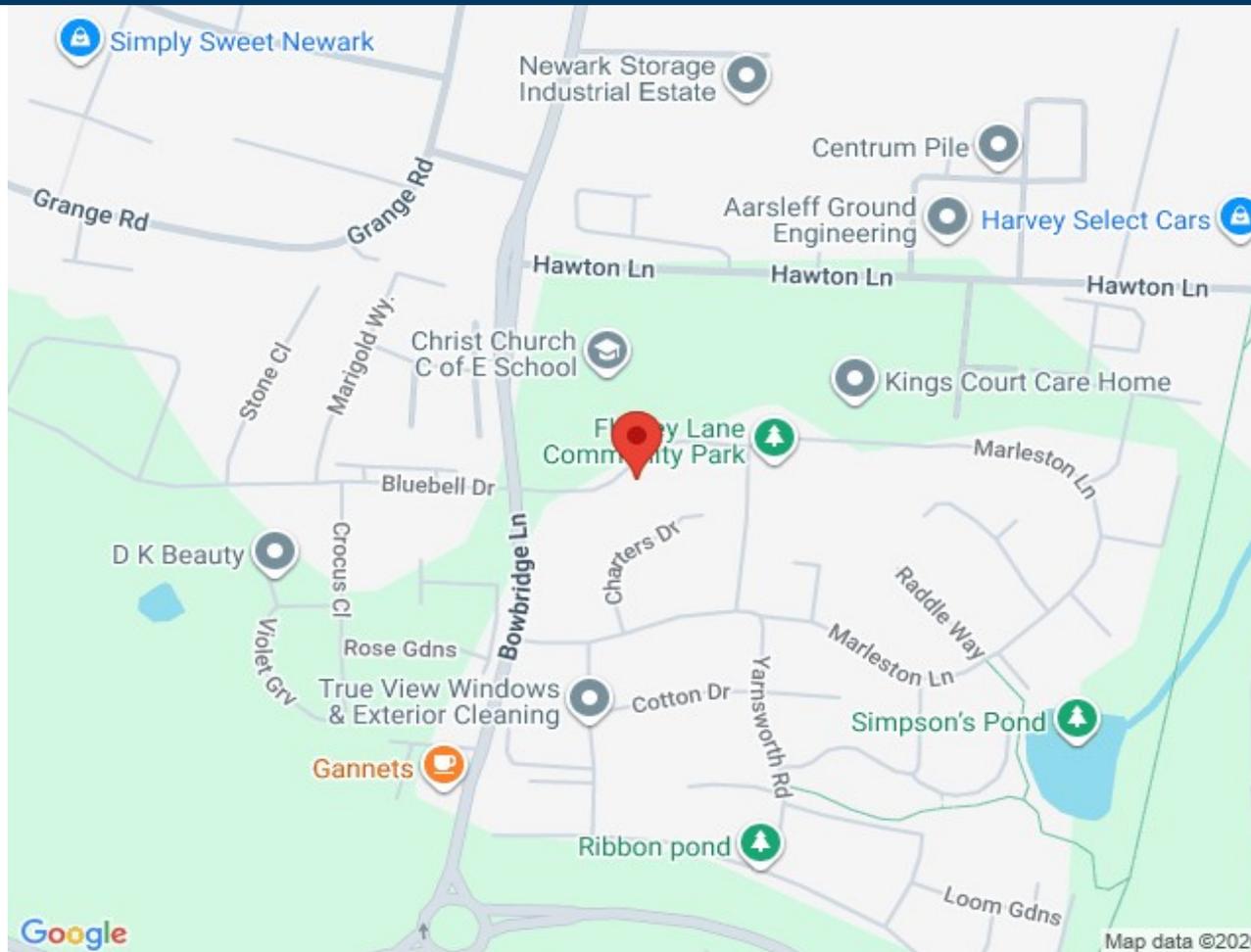
1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

