



Raddle Way, Middlebeck

Guide Price £260,000 to £270,000



Raddle Way

Middlebeck, Newark

Enjoying a convenient position in the heart of the modern development of Middlebeck, this marvellous modern semi detached home is located on a quiet no-through road overlooking a planted pathway, and benefits from brilliant access to both the A46 and A1. This home boasts spacious accommodation across three floors and a delightful landscaped south-west facing rear garden.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, spacious lounge with French doors opening to the patio area, and a superb dining kitchen which host a range of appliances to include a four ring gas hob, electric oven, integrated dishwasher, fridge/freezer and washer/dryer. The first floor has a family bathroom suite and three well-proportioned bedrooms, with one bedroom currently hosting a home office. The second floor enjoys a magnificent bedroom space with a range of fitted wardrobes, quality ensuite shower room and the added benefit of air conditioning.

Outside, this home benefits from a tarmac driveway to the side which provides off street parking for at least two vehicles and leads up to the generous garage, which is slightly larger than the average single garage. The south-west facing garden has been cleverly landscaped to capture the movement of the sun, with various entertaining areas and an array of plants that have been designed to ensure colour and greenery throughout all the seasons. A wonderful paved entertaining area provides the main focus of the garden, but there is also a vegetable garden and a further seating area, framed by a pergola. Other features of this home include gas central heating, UPVC double glazing and this home still retains the NHBC warranty.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

12' 4" x 3' 5" (3.76m x 1.04m)

Ground Floor WC

5' 6" x 2' 10" (1.68m x 0.86m)

Lounge

16' 2" x 12' 4" (4.93m x 3.76m)

maximum measurements

Dining Kitchen

13' 7" x 9' 1" (4.14m x 2.77m)

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom Three

12' 7" x 9' 3" (3.83m x 2.82m)

maximum measurements

Bedroom Four/Home Office

9' 2" x 6' 7" (2.79m x 2.01m)

Family Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Bedroom One

16' 11" x 15' 4" (5.16m x 4.67m)

maximum measurements

Ensuite Shower Room

6' 3" x 5' 2" (1.91m x 1.57m)

Garage

19' 8" x 10' 3" (5.99m x 3.12m)



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Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,311 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

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

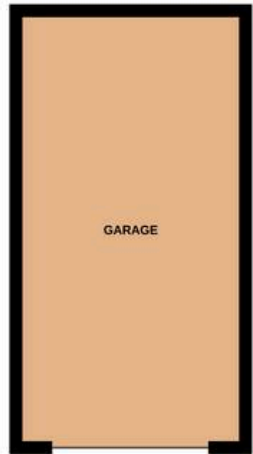
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

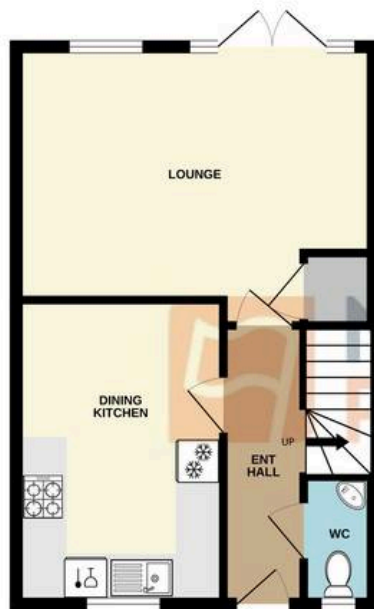
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.



OUTBUILDINGS



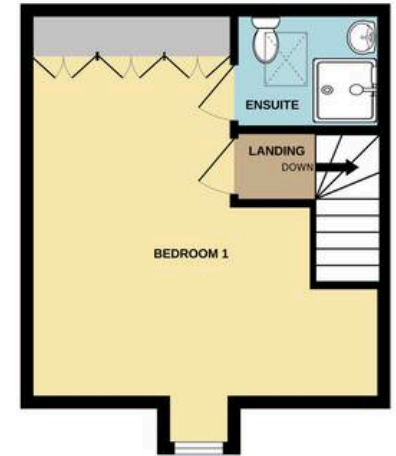
GROUND FLOOR



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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