

34 Lavender Way

Newark, NG24 2PL

Book a Viewing

£207,500

A modern three-bedroom semi-detached home, ideally situated within this popular residential development on the outskirts of Newark-on-Trent, and conveniently located for easy access to local amenities and the A1. The well-presented accommodation briefly comprises an entrance hall with cloakroom/WC, a spacious living room, and an open-plan kitchen diner with patio doors opening onto the rear garden. To the first floor, the landing provides access to three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from a front forecourt garden, an enclosed rear garden, and a driveway to the rear providing off-road parking. Further benefits include gas-fired central heating and uPVC double glazing throughout. Early viewing is highly recommended.





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LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

ACCOMMODATION

ENTRANCE HALL
With main entrance door.

CLOAKROOM
With a WC, wash hand basin and extractor fan.

LOUNGE
15' 2" x 11' 1" (4.62m x 3.38m) With UPVC window to the front elevation, two radiators and electric fire.









INNER HALLWAY
With single radiator and stairs rising to the first floor.

KITCHEN/DINER
14' 10" x 10' 7" (4.52m x 3.23m) Fitted with a range of wall units, base cupboards and drawers with work surfaces, fitted oven and hob, cupboard housing the Ideal gas central heating boiler, plumbing for washing machine, extractor fan, 1½ bowl sink unit and drainer, double radiator, UPVC patio doors and side windows.

FIRST FLOOR LANDING
With built-in cupboard and access to the roof void.

BEDROOM
9' 11" x 8' 6" (3.02m x 2.59m) With UPVC window to the rear elevation, built-in double wardrobe and single radiator.

EN-SUITE
With suite to comprise of a WC, wash hand basin and fitted shower cubicle, radiator, part tiled surround, extractor fan and UPVC window to the rear elevation.

BEDROOM
9' 8" x 7' 10" (2.95m x 2.39m) With UPVC window to the front elevation and a single radiator.

BEDROOM
7' 9" x 6' 9" (2.36m x 2.06m) With UPVC window to the front elevation and a single radiator.

BATHROOM
With suite to comprise of bath, WC and wash hand basin, extractor fan, part tiled surround and UPVC window to the side elevation.

OUTSIDE
There is a gravelled front forecourt garden. The rear garden has a patio area, a range of flowerbeds and a shed. There is paved walkway leading to the driveway which is to the rear of the property and provides off-road parking.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

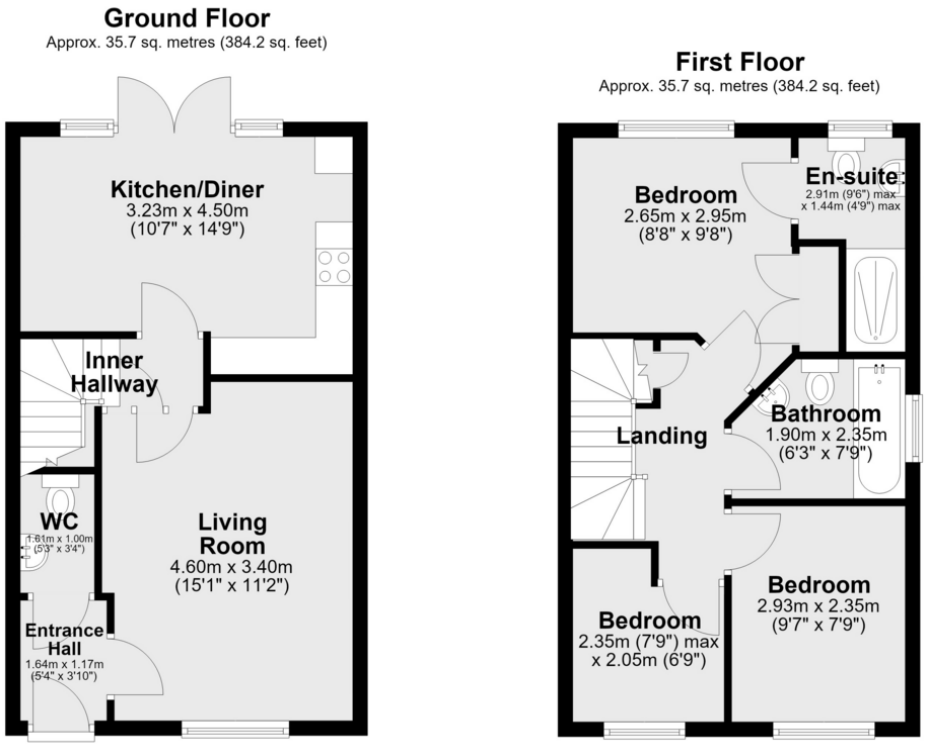
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1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 71.4 sq. metres (768.4 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

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The Property Ombudsman