



Saucemere Drive, Newark



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Guide Price £400, 000 to £425,000



## Key Features

- Extended Detached Family Home
- Four Double Bedrooms
- Two Ensuited Bathrooms & G/F WC
- Four Versatile Reception Rooms
- Quality Breakfast Kitchen & Utility
- Wrap Around Garden
- Detached Double Garage & Driveway
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold







Occupying a marvellous corner plot position within a sought after cul-de-sac on the outskirts of Newark town centre, this EXTENDED detached home boasts spacious and versatile accommodation suiting a variety of needs and would make a fantastic family home. Having been superbly maintained, this home represents a home ready to move straight into.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, utility room, bay fronted dining/family room, cosy lounge, separate home office, generous garden room, and a quality breakfast kitchen which benefits from an induction hob with downdraft extractor (subject to negotiation), electric oven and integrated dishwasher. The first floor is welcomed by a spacious landing and has accommodation to include a four piece family bathroom suite, and four double bedrooms, three of which having a form of fitted storage, the main bedroom also having an ensuite shower room and bay window, and bedroom three and four sharing a Jack & Jill ensuite shower room.

Outside, the property enjoys a detached double garage and driveway to the rear of the property, whilst the wrap around gardens are majority wall enclosed, with a generous lawned area to the side, and the rear garden being tastefully landscaped to include a decked seating area, garden shed and a wonderful variety of plants and shrubs. 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 Hallway** 16'9" x 8'7" (5.1m x 2.6m)  
maximum measurements

**Ground Floor WC** 5'11" x 3'8" (1.8m x 1.1m)

**Lounge** 11'7" x 11'1" (3.5m x 3.4m)  
maximum measurements

**Dining/Family Room** 18'0" x 11'7" (5.5m x 3.5m)  
maximum measurements into bay window

**Home Office** 11'0" x 8'0" (3.4m x 2.4m)

**Garden Room** 16'8" x 14'11" (5.1m x 4.5m)  
maximum measurements

**Breakfast Kitchen** 16'8" x 14'8" (5.1m x 4.5m)  
maximum measurements

**Utility Room** 5'11" x 5'8" (1.8m x 1.7m)

## First Floor Landing

**Bedroom One** 14'11" x 11'10" (4.5m x 3.6m)  
maximum measurements into bay window

**Ensuite Shower Room** 8'6" x 5'7" (2.6m x 1.7m)  
maximum measurements









**Bedroom Two 11'1" x 10'1" (3.4m x 3.1m)**  
maximum measurements

**Bedroom Three 11'5" x 9'2" (3.5m x 2.8m)**  
maximum measurements

**Bedroom Four 10'4" x 9'5" (3.1m x 2.9m)**  
maximum measurements

**Jack & Jill Ensuite 7'0" x 5'7" (2.1m x 1.7m)**  
maximum measurements

**Bathroom 8'6" x 8'0" (2.6m x 2.4m)**  
maximum measurements

### Services

Mains gas, electricity, water and drainage are connected.

### 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.

### 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.

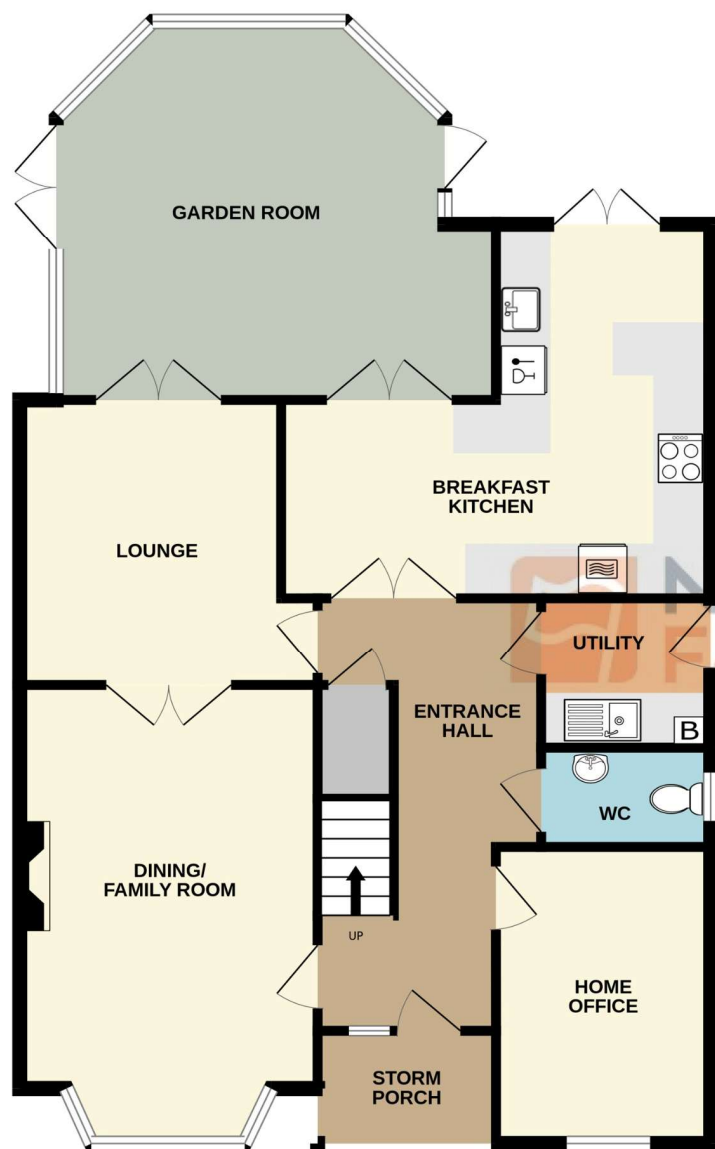
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



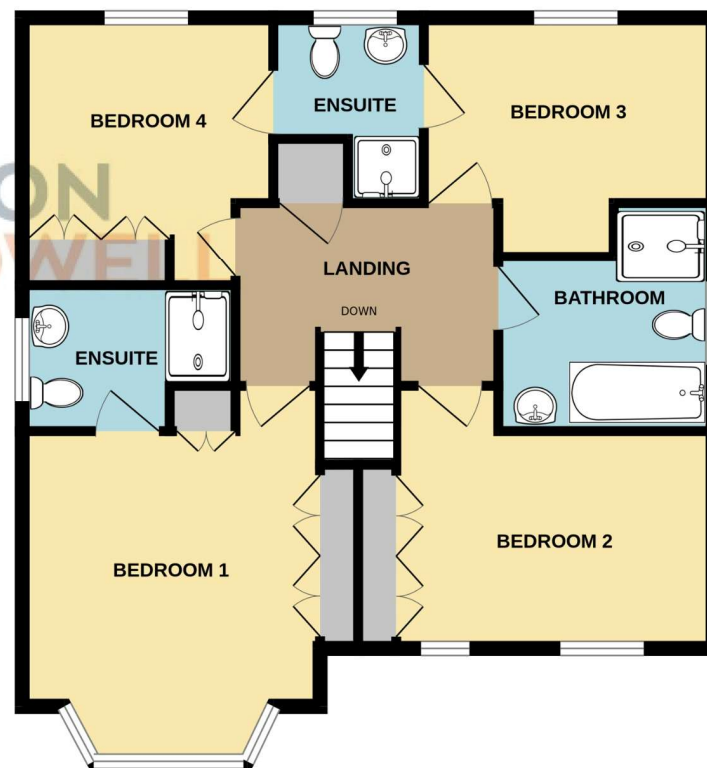




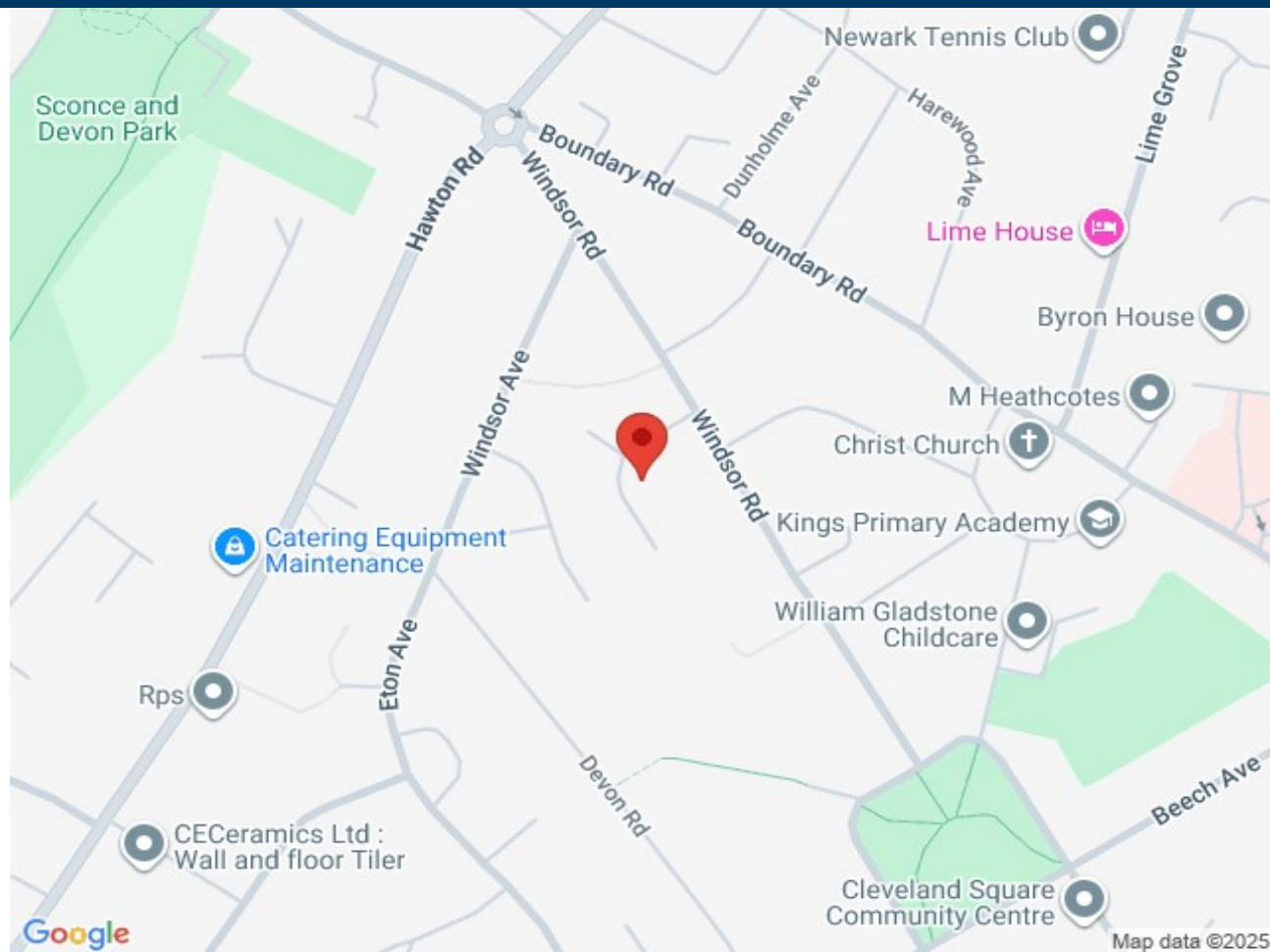
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

